

TITLE 26
LAND USE REGULATIONS
PART 700 — ZONE DISTRICTS

26.710 ZONE DISTRICTS

Sec. 26.710.010	General purpose
Sec. 26.710.020	Zone Districts established
Sec. 26.710.022	Zoning of lands containing more than one underlying Zone District
Sec. 26.710.024	Zoning of vacated areas
Sec. 26.710.030	Official Zone District Map
Sec. 26.710.040	Medium-Density Residential (R-6)
Sec. 26.710.050	Moderate-Density Residential (R-15)
Sec. 26.710.060	Moderate-Density Residential (R-15A)
Sec. 26.710.070	Moderate-Density Residential (R-15B)
Sec. 26.710.080	Low-Density Residential (R-30)
Sec. 26.710.090	Residential Multi-Family (RMF)
Sec. 26.710.100	Residential Multi-Family-A (RMFA)
Sec. 26.710.110	Affordable Housing/Planned Unit Development (AH/PUD)
Sec. 26.710.120	Residential Mobile Home Park (MHP)
Sec. 26.710.130	Rural Residential (RR)
Sec. 26.710.140	Commercial Core (CC)
Sec. 26.710.150	Commercial (C-1)
Sec. 26.710.160	Service/Commercial/Industrial (S/C/I)
Sec. 26.710.170	Neighborhood Commercial (NC)
Sec. 26.710.180	Mixed Use (MU)
Sec. 26.710.190	Lodge (L)
Sec. 26.710.200	Commercial Lodge (CL)
Sec. 26.710.220	Conservation (C)
Sec. 26.710.230	Academic (A)
Sec. 26.710.240	Park (P)
Sec. 26.710.250	Public (PUB)
Sec. 26.710.260	Open Space (OS)
Sec. 26.710.270	Wildlife Preservation (WP)
Sec. 26.710.280	Transportation Overlay (T) Zone District
Sec. 26.710.290	Drainage Overlay (D) Zone District
Sec. 26.710.300	Golf Course Support Overlay (GCS) Zone District
Sec. 26.710.310	Lodge Overlay (LO) Zone District
Sec. 26.710.320	Lodge Preservation Overlay (LP) Zone District
Sec. 26.710.330	Ski Area Base (SKI)

Chapter 26.710

ZONE DISTRICTS

Sections:

Sec. 26.710.010	General purpose
Sec. 26.710.020	Zone Districts established
Sec. 26.710.022	Zoning of lands containing more than one underlying Zone District
Sec. 26.710.024	Zoning of vacated areas
Sec. 26.710.030	Official Zone District Map
Sec. 26.710.040	Medium-Density Residential (R-6)
Sec. 26.710.050	Moderate-Density Residential (R-15)
Sec. 26.710.060	Moderate-Density Residential (R-15A)
Sec. 26.710.070	Moderate-Density Residential (R-15B)
Sec. 26.710.080	Low-Density Residential (R-30)
Sec. 26.710.090	Residential Multi-Family (RMF)
Sec. 26.710.100	Residential Multi-Family-A (RMFA)
Sec. 26.710.110	Affordable Housing/Planned Unit Development (AH/PUD)
Sec. 26.710.120	Residential Mobile Home Park (MHP)
Sec. 26.710.130	Rural Residential (RR)
Sec. 26.710.140	Commercial Core (CC)
Sec. 26.710.150	Commercial (C-1)
Sec. 26.710.160	Service/Commercial/Industrial (S/C/I)
Sec. 26.710.170	Neighborhood Commercial (NC)
Sec. 26.710.180	Mixed Use (MU)
Sec. 26.710.190	Lodge (L)
Sec. 26.710.200	Commercial Lodge (CL)
Sec. 26.710.220	Conservation (C)
Sec. 26.710.230	Academic (A)
Sec. 26.710.240	Park (P)
Sec. 26.710.250	Public (PUB)
Sec. 26.710.260	Open Space (OS)
Sec. 26.710.270	Wildlife Preservation (WP)
Sec. 26.710.280	Transportation Overlay (T) Zone District
Sec. 26.710.290	Drainage Overlay (D) Zone District
Sec. 26.710.300	Golf Course Support Overlay (GCS) Zone District
Sec. 26.710.310	Lodge Overlay (LO) Zone District
Sec. 26.710.320	Lodge Preservation Overlay (LP) Zone District
Sec. 26.710.330	Ski Area Base (SKI)

26.710.010. General purpose.

In order to ensure that all development is consistent with the goals and objectives of the Aspen Area Community Plan and this Title, it is necessary and proper to establish a series of Zone Districts to ensure that each permitted and conditional use is compatible with surrounding land uses, is served by adequate public facilities and is consistent with the

environmental sensitivity of the City and its surrounding area's natural resources. All development within each Zone District shall be consistent with the purposes stated for that Zone District in this Chapter. Any use which is not specifically listed in this Chapter as a permitted or conditional use in a Zone District shall be considered prohibited, unless otherwise interpreted by the Community Development Director pursuant to Chapter 26.306.

26.710.020. Zone Districts established.

The City is hereby divided in several zones, known and designated as detailed in this Chapter, to serve the purposes stated above and in each Section of this Chapter describing the individual Zone Districts.

26.710.022. Zoning of lands containing more than one underlying Zone District.

Whenever any parcel of land shall contain more than one underlying Zone District, the following rules shall apply:

A. Proposed use not allowed in all Zone Districts. When a parcel of land contains more than one underlying Zone District and the proposed use is not allowed in all of the respective Zone Districts, then:

1. The use can only be developed on land in which it is a permitted or a conditional use.
2. The external floor area and density which shall apply to the use shall be calculated based only on the land area of the Zone District in which the use is a permitted or conditional use. The off-street parking requirements and other dimensional requirements which shall apply to the use shall be those of the Zone District in which the use is a permitted or conditional use, but shall be calculated on the basis of the land area and development of the entire parcel.

B. Proposed use allowed in all Zone Districts. When a parcel of land contains more than one underlying Zone District and the proposed use is allowed in all of the respective Zone Districts, then:

1. The use shall be developed by comparing each dimensional and parking requirement of the respective Zone Districts and applying the more restrictive of each requirement. These requirements shall, however, be calculated based on the land area and development of the entire parcel.
2. The only exception shall be when the area of the parcel which is designated with the Zone District which permits the higher density constitutes more than seventy-five percent (75%) of the entire land area of the parcel. In this case, the use shall be developed using the dimensional requirements and off-street parking requirements of the Zone District permitting the higher density, which shall be calculated on the basis of the land area and development of the entire parcel.

26.710.024. Zoning of vacated areas.

Whenever any street, alley or other public way within the City is vacated by the City Council, the land on which the street, alley or public way is located shall become a part of the Zone District of the lands adjoining such street, alley or public way. Those lands shall then become subject to the regulations that apply to that Zone District. In determining land available for development, however, vacated lands shall be excluded from the calculation of allowable floor area, density or required open space.

26.710.030. Official Zone District Map.

A. Establishment of Zone District map. The location and boundaries of the Zone Districts established in this Title shall be set forth on the Official Zone District Map of the City which is incorporated herein by reference into this Title as if fully described and set forth herein. A copy of the official Zone District map shall be located in the office of the Community Development Department at all times for inspection by the general public during regular business hours. The official Zone District map shall be the final authority as to the current zoning of land in the City.

B. Amendment to Zone District map. If pursuant to the terms of this Title, amendments are made to the boundaries of the official Zone District map, such amendments shall be entered on the official Zone District map promptly after amendment.

26.710.040. Medium-Density Residential (R-6).

A. Purpose. The purpose of the Medium-Density Residential (R-6) Zone District is to provide areas for long-term residential purposes with customary accessory uses. Recreational and institutional uses customarily found in proximity to residential uses are included as conditional uses. Lands in the Medium-Density Residential (R-6) Zone District are generally limited to the original Aspen Townsite, contain relatively dense settlements of predominantly detached and duplex residences and are within walking distance of the center of the City.

B. Permitted uses. The following uses are permitted as of right in the Medium-Density Residential (R-6) Zone District:

1. Detached residential dwelling.
2. Duplex.
3. Two (2) detached residential dwellings.
4. Home occupations.
5. Accessory buildings and uses.
6. Accessory dwelling units and carriage houses meeting the provisions of Chapter 26.520.

C. Conditional uses. The following uses are permitted as conditional uses in the Medium-Density Residential (R-6) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Arts, cultural and civic uses.
2. Academic uses.
3. Recreational uses.
4. Group home.
5. Child care center.
6. For historic landmark properties: bed and breakfast and boardinghouse.

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Medium-Density Residential (R-6) Zone District:

1. Minimum Gross Lot Area (square feet): six thousand (6,000) square feet. For lots created by Section 26.480.030.A.4, Historic landmark lot split: Three thousand (3,000).
2. Minimum Net Lot Area per dwelling unit (square feet):
 - a) Detached residential dwelling: 4,500. For Historic Landmark Properties: 3,000.
 - b) Duplex: 4,500. For Historic Landmark Properties: 3,000. For properties subdivided as of April 28, 1975: 4,000. For properties annexed subsequent to January 1, 1989: 3,750.
 - c) Bed and breakfast, boardinghouse: No requirement.
3. Minimum lot width (feet): Sixty (60). For lots created by Section 26.480.030.A.4, Historic Landmark Lot Split: Thirty (30).
4. Minimum front yard (feet): Principal buildings: 10. Accessory buildings: 15.

5. Minimum rear yard (feet): Principal buildings: 10. For the portion of a principal building used solely as a garage: 5. Accessory buildings: 5.
6. Minimum side yard:

Gross Lot Area (Square Feet)	Minimum Size for Each Side Yard	Total of Both Side Yards*
0—4,500	5 feet	10 feet
4,500—6,000	5 feet	10 feet, plus 1 foot for each additional 300 square feet of Gross Lot Area, to a maximum of 15 feet of total side yard
6,000—8,000	5 feet	15 feet, plus 1 foot for each additional 200 square feet of Gross Lot Area, to a maximum of 25 feet of total side yard
8,000—10,000	10 feet	25 feet, plus 1 foot for each additional 200 square feet of Gross Lot Area, to a maximum of 35 feet of total side yard.
10,000+	15 feet	35 feet, plus 1 foot for each additional 400 square feet of Gross Lot Area, to a maximum of 50 feet of total side yard.

The following requirements shall apply on a lot annexed subsequent to January 1, 1989.

Gross Lot Area (Square Feet)	Minimum Size for Each Side Yard	Total of Both Side Yards*
0—7,500	10 feet	20 feet
7,500—10,000	10 feet	20 feet, plus 1 foot for each additional 200 square feet of Gross Lot Area, to a maximum of 32.5 feet of total side yard
10,000+	15 feet	32.5 feet, plus 1 foot for each additional 400 square feet of Gross Lot Area, to a maximum of 50 feet of total side yard

* Two detached residential dwellings located on one lot shall not be subject to the combined side yard setback requirements, provided that the minimum setback between the two detached dwellings on the lot shall be ten (10) feet.

For purposes of calculating the minimum side yard setback for lots within the Hallam Lake Bluff environmentally sensitive area (ESA), the area below the top of slope shall be subtracted from lot size.

7. Maximum site coverage:

Gross Lot Area (Square Feet)	Maximum Site Coverage (%)
0—5,999	No limitation
6,000—9,000	50%, minus 1% for each additional 300 square feet of Gross Lot Area, to a maximum site coverage of 40%
9,000—12,000	40%, minus 1% for each additional 300 square feet of Gross Lot Area, to a maximum site coverage of 30%
12,00—18,000	30%, minus 1% for each additional 1,200 square feet of Gross Lot Area, to a maximum site coverage of 25%
18,000+	25%

- 8. Maximum height (feet): 25
- 9. Minimum distance between detached buildings on the lot (feet): 5 feet.
- 10. Percent of open space required for building site: No requirement.
- 11. Floor area ratio (applies to conforming and nonconforming lots of record):

Net Lot Area (Square Feet)	Allowable Floor Area for Single-Family Residence*	Allowable Floor Area for Two Detached Dwellings or One Duplex*
0—3,000	80 square feet of floor area for each 100 square feet in Net Lot Area, up to a maximum of 2,400 square feet of floor area	90 square feet of floor area for each 100 square feet in Net Lot Area, up to a maximum of 2,700 square feet of floor area
3,000—6,000	2,400 square feet of floor area, plus 28 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 3,240 square feet of floor area	2,700 square feet of floor area, plus 30 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 3,600 square feet of floor area
6,000—9,000	3,240 square feet of floor area, plus 14 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 3,660 square feet of floor area	3,600 square feet of floor area, plus 16 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,080 square feet of floor area
9,000—15,000	3,660 square feet of floor area, plus 6 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,020 square feet of floor area	4,080 square feet of floor area, plus 6 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,440 square feet of floor area
15,000—50,000	4,020 square feet of floor area, plus 5 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 5,770 square feet of floor area.	4,440 square feet of floor area, plus 5 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 6,190 square feet of floor area
50,000+	5,770 square feet of floor area, plus 2 square feet of floor area for each additional 100 square feet in Net Lot Area.	6,190 square feet of floor area, plus 3 square feet of floor area for each additional 100 square feet in Net Lot Area

* Total external floor area for multiple detached residential dwellings on one(1) lot shall not exceed the floor area allowed for one (1) duplex. Total external floor area for multiple

detached residential dwellings on a lot less than nine thousand (9,000) square feet listed on the inventory of historic landmark sites and structures shall not exceed the floor area allowed for one (1) detached residential dwelling.

Each City of Aspen Historic Transferable Development Right certificate extinguished, pursuant to Section 26.535, Transferable Development Rights, shall allow an additional two hundred and fifty (250) square feet of Floor Area. Each residence on the parcel, excluding accessory dwelling units and carriage houses, shall be eligible for one (1) floor area increase in exchange for the extinguishment of one (1) historic TDR. No more than one (1) floor area increase shall be allowed per residence, with the following exception: Properties within the same subdivision or planned unit development as a sending site may be specified as eligible for up to two (2) floor area increases per residence pursuant to the subdivision or planned unit development approval. The properties to be specified as eligible for up to two (2) floor area increases per residence shall be located within the same subdivision or planned unit development so as to enhance preservation of the historic resource, considering a recommendation from the Historic Preservation Commission, shall not be located adjacent to the sending site and shall be described and depicted in the subdivision or planned unit development approvals granted by City Council. The total number of floor area increases permitted within the subdivision or planned unit development shall not exceed an aggregate total of one (1) per non-historic residence within the entire subdivision or planned unit development. Properties listed on the inventory of historic sites and structures shall not be eligible for this Floor Area increase. Non-conforming uses and structures shall not be eligible for this Floor Area increase.

(Ord. No. 56-2000, §§ 1, 7 [part], 10; Ord. No. 25-2001, §§ 1, 5 [part]; Ord. No. 1-2002, § 20 [part]; Ord. No. 54-2003, § 6; Ord. No. 48-2004, § 1; Ord. No. 50-2005, § 1; Ord. No. 27-2010, §4)

26.710.050. Moderate-Density Residential (R-15).

A. Purpose. The purpose of the Moderate-Density Residential (R-15) Zone District is to provide areas for long-term residential purposes with customary accessory uses. Recreational and institutional uses customarily found in proximity to residential uses are included as conditional uses. Lands in the Moderate-Density Residential (R-15) Zone District typically consist of additions to the Aspen Townsite and subdivisions on the periphery of the City. Lands within the Townsite which border Aspen Mountain are also included in the Moderate-Density Residential (R-15) Zone District.

B. Permitted uses. The following uses are permitted as of right in the Moderate-Density Residential (R-15) Zone District.

1. Detached residential dwelling.
2. Duplex.
3. Two detached residential dwellings.
4. Home occupations.
5. Accessory buildings and uses.
6. Accessory dwelling units and carriage houses meeting the provisions of section 26.520.040

C. Conditional uses. The following uses are permitted as conditional uses in the Moderate-Density Residential (R-15) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Arts, cultural and civic uses.
2. Academic uses.
3. Agricultural uses.
4. Recreational uses.
5. Group home.
6. Child care center.
7. For historic landmark properties: bed and breakfast and boardinghouse.

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Moderate-Density Residential (R-15) Zone District.

1. Minimum Gross Lot Area (square feet): fifteen thousand (15,000). For lots created by Section 26.480.030.A.4, Historic landmark lot split: three thousand (3,000).
2. Minimum Net Lot Area per dwelling unit (square feet):
 - a. Detached residential dwelling: 15,000. For historic landmark properties: 3,000.
 - b. Duplex: 7,500. For historic landmark properties: 3,000.
 - c. Bed and breakfast, boardinghouse: No requirement.
3. Minimum lot width (feet): Seventy-five (75). For lots created by Section 26.480.030.A.4, Historic landmark lot split: Thirty (30).
4. Minimum front yard setback (feet):
 - a. Residential dwellings: twenty-five (25).
 - b. Accessory buildings and all other buildings: thirty (30).

5. Minimum side yard setback (feet): Ten (10).
6. Minimum rear yard setback (feet):
 - a. Principal buildings: 10
 - b. Accessory buildings: 5
7. Maximum height (feet): Twenty-five (25).
8. Minimum distance between detached buildings on the lot (feet): Ten (10).
9. Percent of open space required for building site: No requirement.
10. External floor area ratio (applies to conforming and nonconforming lots of record):

Net Lot Area (Square Feet)	Allowable Floor Area for Single-Family Residence*	Allowable Floor Area for Two Detached Dwellings or One Duplex*
0—3,000	80 square feet of floor area for each 100 square feet in Net Lot Area, up to a maximum of 2,400 square feet of floor area	90 square feet of floor area for each 100 square feet in Net Lot Area, up to a maximum of 2,700 square feet of floor area
3,000—9,000	2,400 square feet of floor area, plus 28 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,080 square feet of floor area	2,700 square feet of floor area, plus 30 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,500 square feet of floor area.
9,000—15,000	4,080 square feet of floor area, plus 7 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,500 square feet of floor area	4,500 square feet of floor area, plus 7 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,920 square feet of floor area
15,000—50,000	4,500 square feet of floor area, plus 6 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 6,600 square feet of floor area	4,920 square feet of floor area, plus 6 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 7,020 square feet of floor area
50,000+	6,600 square feet of floor area, plus 2 square feet of floor area for each additional 100 square feet in Net Lot Area.	7,020 square feet of floor area, plus 3 square feet of floor area for each additional 100 square feet in Net Lot Area.

* Total external floor area for multiple detached residential dwellings on one (1) lot shall not exceed the floor area allowed for one (1) duplex. Total external floor area for multiple detached residential dwellings on a lot less than twenty thousand (20,000) square feet listed

on the inventory of historic landmark sites and structures shall not exceed the floor area allowed for one (1) detached residential dwelling.

Each City historic transferable development right certificate extinguished, pursuant to Chapter 26.535, Transferable development rights, shall allow an additional two hundred and fifty (250) square feet of floor area. Each residence on the parcel, excluding accessory dwelling units and carriage houses, shall be eligible for one (1) floor area increase in exchange for the extinguishment of one (1) historic TDR. No more than one (1) floor area increase shall be allowed per residence. Properties listed on the inventory of historic sites and structures shall not be eligible for this floor area increase. Nonconforming uses and structures shall not be eligible for this floor area increase.

(Ord. No. 56-2000, §§ 2, 7 [part]; Ord. No. 25-2001, §§ 2, 5 [part]; Ord. No. 1-2002, § 20 [part]; Ord. No. 54-2003, § 7; Ord. No. 50-2005, § 2; Ord. No. 27-2010, §4)

26.710.060. Moderate-Density Residential (R-15A).

A. Purpose. The purpose of the Moderate-Density Residential (R-15A) Zone District is to provide areas for long-term residential purposes with customary accessory uses. Recreational and institutional uses customarily found in proximity to residential uses are included as conditional uses. Lands in the Moderate-Density Residential (R-15A) Zone District are similarly situated to those in the Moderate-Density Residential (R-15) Zone District and are lands annexed from Pitkin County from Zone Districts in which duplexes are a prohibited use.

B. Permitted uses. The following uses are permitted as of right in the Moderate-Density Residential (R-15A) Zone District:

1. Detached residential dwelling.
2. Duplex, provided fifty percent (50%) of the duplex units are restricted to affordable housing.
3. Two (2) detached residential dwellings.
4. Home occupations.
5. Accessory buildings and uses.
6. Accessory dwelling units and carriage houses meeting the provisions of section 26.520.

C. Conditional uses. The following uses are permitted as conditional uses in the Moderate-Density Residential (R-15A) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Arts, cultural and civic uses.
2. Academic uses.
3. Agricultural uses.
4. Recreational uses.
5. Group home.
6. Child care center.
7. For historic landmark properties: bed and breakfast and boardinghouse.

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Moderate-Density Residential (R-15A) Zone District:

1. Minimum Gross Lot Area (square feet): fifteen thousand (15,000). For lots created by Subsection 26.480.030.A.4, Historic landmark lot split: three thousand (3,000).
2. Minimum Net Lot Area per dwelling unit (square feet):
 - a. Detached residential dwelling: 15,000. For historic landmark properties: three thousand (3,000).
 - b. Duplex: 7,500. For historic landmark properties: 3,000.
 - c. Bed and breakfast, boardinghouse: No requirement.
3. Minimum lot width (feet): seventy-five (75) feet. For lots created by Subsection 26.480.030.A.4, Historic landmark lot split: thirty (30).
4. A minimum front yard setback (feet):
 - a. Residential dwelling: twenty-five (25).
 - b. Accessory buildings and all other buildings: thirty (30).

5. Minimum side yard setback (feet): 10.
6. Minimum rear yard setback (feet):
 - a. Residential dwellings: ten (10).
 - b. Accessory buildings and all other buildings: five (5).
7. Maximum height (feet): twenty-five (25).
8. Minimum distance between principal and accessory buildings (feet): ten (10).
9. Percent of open space required for building site: No requirement.
10. Floor area ratio (applies to conforming and nonconforming lots of record):

Net Lot Area (Square Feet)	Allowable Floor Area for Single-Family Residence*	Allowable Floor Area for Two Detached Dwellings or One Duplex*
0—3,000	80 square feet of floor area for each 100 square feet in Net Lot Area, up to a maximum of 2,400 square feet of floor area	90 square feet of floor area for each 100 square feet in Net Lot Area, up to a maximum of 2,700 square feet of floor area
3,000—9,000	2,400 square feet of floor area, plus 28 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,080 square feet of floor area	2,700 square feet of floor area, plus 30 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,500 square feet of floor area
9,000—15,000	4,080 square feet of floor area, plus 7 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,500 square feet of floor area	4,500 square feet of floor area, plus 7 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,920 square feet of floor area
15,000—50,000	4,500 square feet of floor area, plus 6 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 6,600 square feet of floor area	4,920 square feet of floor area, plus 6 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 7,020 square feet of floor area
50,000+	6,600 square feet of floor area, plus 2 square feet of floor area for each additional 100 square feet in Net Lot Area.	7,020 square feet of floor area, plus 3 square feet of floor area for each additional 100 square feet in Net Lot Area.

* Total external floor area for multiple detached residential dwellings on one (1) lot shall not exceed the floor area allowed for one (1) duplex. Total external floor area for multiple detached residential dwellings on a lot less than twenty thousand (20,000) square feet listed

on the inventory of historic landmark sites and structures shall not exceed the floor area allowed for one (1) detached residential dwelling.

Each City historic transferable development right certificate extinguished, pursuant to Chapter 26.535, Transferable development rights, shall allow an additional two hundred and fifty (250) square feet of floor area. Each residence on the parcel, excluding accessory dwelling units and carriage houses, shall be eligible for one (1) floor area increase in exchange for the extinguishment of one (1) historic TDR. No more than one (1) floor area increase shall be allowed per residence. Properties listed on the inventory of historic sites and structures shall not be eligible for this floor area increase. Nonconforming uses and structures shall not be eligible for this floor area increase.

(Ord. No. 56-2000, § 7 [part]; Ord. No. 25-2001, § 5 [part]; Ord. No. 1-2002, § 20 [part]; Ord. No. 54-2003, § 8; Ord. No. 50-2005, § 3; Ord. No. 27-2010, §4)

26.710.070. Moderate-Density Residential (R-15B).

A. Purpose. The purpose of the Moderate-Density Residential (R-15B) Zone District is to provide areas for long-term residential purposes with customary accessory uses. Lands in the Moderate-Density Residential (R-15B) Zone District are similarly situated to those in the Moderate-Density Residential (R-15) and (R-15A) Zone Districts, but are those in which single-family structures are a permitted use and duplexes are prohibited.

B. Permitted uses. The following uses are permitted as of right in the Moderate-Density Residential (R-15B) Zone District:

1. Detached residential dwelling.
2. Home occupations.
3. Accessory buildings and uses.

C. Conditional uses. The following uses are permitted as conditional uses in the Moderate-Density Residential (R-15B) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Agricultural uses.

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Moderate-Density Residential (R-15B) Zone District:

1. Minimum Gross Lot Area (square feet): fifteen thousand (15,000).
2. Minimum Net Lot Area per dwelling unit (square feet): fifteen thousand (15,000).
3. Minimum lot width (feet): seventy-five (75).
4. Minimum front yard setback (feet): thirty (30). For properties located between Eastwood Drive and Highway 82 (Lots 6-19, Eastwood Subdivision) and properties located on the northwest portion of Skimming Lane (Lots 8-11, Block 1, Aspen Grove subdivision): ten (10).
5. Minimum side yard setback (feet): five (5).
6. Minimum rear yard setback (feet):
 - a. Residential dwellings: ten (10)
 - b. Accessory buildings and all other buildings: five (5).

For properties located between Eastwood Drive and Highway 82 (Lots 6-19, Eastwood Subdivision) and properties located on the northwest portion of Skimming Lane (Lots 8-11, Block 1, Aspen Grove subdivision): thirty (30).

7. Maximum height (feet): twenty-five (25).
8. Minimum distance between principal and accessory buildings: No requirement.
9. Percent of open space required for building site: No requirement.
10. Floor area ratio (applies to conforming and nonconforming lots of record):

Net Lot Area (Square Feet)	Allowable Floor Area for Single-Family Residence
0—3,000	80 square feet of floor area for each 100 square feet in Net Lot Area, up to a maximum of 1,680 square feet of floor area
3,000—9,000	1,680 square feet of floor area, plus 20 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 2,880 square feet of floor area
9,000—15,000	2,880 square feet of floor area plus 5 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 3,180 square feet of floor area
15,000—50,000	3,180 square feet of floor area, plus 4 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,580 square feet of floor area
50,000+	4,580 square feet of floor area, plus 1 square foot of floor area for each additional 100 square feet in Net Lot Area.

Each City historic transferable development right certificate extinguished, pursuant to Chapter 26.535, Transferable development rights, shall allow an additional two hundred and fifty (250) square feet of floor area. Each residence on the parcel, excluding accessory dwelling units and carriage houses, shall be eligible for one (1) floor area increase in exchange for the extinguishment of one (1) historic TDR. No more than one (1) floor area increase shall be allowed per residence. Properties listed on the inventory of historic sites and structures shall not be eligible for this floor area increase. Nonconforming uses and structures shall not be eligible for this floor area increase.

(Ord. No. 56-2000, § 7 [part]; Ord. No. 25-2001, § 5 [part]; Ord. No. 54-2003, § 9; Ord. 51-2005, § 1; Ord. No. 27-2010, §4)

26.710.080. Low-Density Residential (R-30).

A. Purpose. The purpose of the Low-Density Residential (R-30) Zone District is to provide areas for long-term residential purposes with customary accessory uses. Recreational and institutional uses customarily found in proximity to residential uses are included as conditional uses. Lands in the Low-Density Residential (R-30) Zone District are typically located along river frontages in outlying areas of the City.

B. Permitted uses. The following uses are permitted as of right in the Low-Density Residential (R-30) Zone District:

1. Detached residential dwelling.
2. Duplex.
3. Home occupations.
4. Accessory buildings and uses.
5. Accessory dwelling units and carriage houses meeting the provisions of Chapter 26.520.

C. Conditional uses. The following uses are permitted as conditional uses in the Low-Density Residential (R-30) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Arts, cultural and civic uses.
2. Academic uses.
3. Agricultural uses.
4. Recreational uses.
5. Group home.
6. Child care center.

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Low-Density Residential (R-30) Zone District:

1. Minimum Gross Lot Area (square feet): thirty thousand (30,000).
2. Minimum Net Lot Area per dwelling unit (square feet):
 - a. Detached residential dwelling: thirty thousand (30,000).
 - b. Duplex: fifteen thousand (15,000).
3. Minimum lot width (feet): one hundred (100).
4. Minimum front yard setback (feet):
 - a. Residential dwellings: twenty-five (25).
 - b. Accessory buildings and all other buildings: thirty (30).
5. Minimum side yard setback (feet): ten (10).
6. Minimum rear yard setback (feet):
 - a. Residential dwellings: fifteen (15).
 - b. Accessory buildings: five (5).
 - c. All other buildings: thirty (30).
7. Maximum height (feet): twenty-five (25).

8. Minimum distance between principal and accessory buildings (feet): ten (10).
9. Percent of open space required for building site: No requirement.
10. Floor area ratio (applies to conforming and nonconforming lots of record):

Net Lot Area (Square Feet)	Allowable Floor Area for Single-Family Residence	Allowable Floor Area for Duplex
0—3,000	80 square feet of floor area for each 100 square feet in Net Lot Area, up to a maximum of 2,400 square feet of floor area	90 square feet of floor area for each 100 square feet in Net Lot Area, up to a maximum of 2,700 square feet of floor area
3,000—9,000	2,400 square feet of floor area, plus 28 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,080 square feet of floor area	2,700 square feet of floor area, plus 30 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,500 square feet of floor area
9,000— 15,000	4,080 square feet of floor area, plus 7 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,500 square feet of floor area	4,500 square feet of floor area, plus 7 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,920 square feet of floor area
15,000— 50,000	4,500 square feet of floor area, plus 6 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 6,600 square feet of floor area	4,920 square feet of floor area, plus 6 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 7,020 square feet of floor area
50,000+	6,600 square feet of floor area, plus 2 square feet of floor area for each additional 100 square feet in Net Lot Area	7,020 square feet of floor area, plus 3 square feet of floor area for each additional 100 square feet in Net Lot Area

Each City historic transferable development right certificate extinguished, pursuant to Chapter 26.535, Transferable development rights, shall allow an additional two hundred and fifty (250) square feet of floor area. Each residence on the parcel, excluding accessory dwelling units and carriage houses, shall be eligible for one (1) floor area increase in exchange for the extinguishment of one (1) historic TDR. No more than one (1) floor area increase shall be allowed per residence. Properties listed on the Inventory of Historic Landmark Sites and Structures shall not be eligible for this floor area increase. Nonconforming uses and structures shall not be eligible for this floor area increase.

(Ord. No. 56-2000, §7 [part]; Ord. No. 25-2001, §5 [part]; Ord. No. 54-2003, §10; Ord. No. 27-2010, §4)

26.710.090. Residential Multi-Family (RMF).

A. Purpose. The purpose of the Residential Multi-Family (RMF) Zone District is to provide for the use of land for intensive long-term residential purposes, with customary accessory uses. Recreational and institutional uses customarily found in proximity to residential uses are included as conditional uses. Lands in the Residential Multi-Family (RMF) Zone District are typically those found in the Aspen infill area, within walking distance of the center of the City or lands on transit routes and other lands with existing concentrations of attached residential dwellings and mixed attached and detached residential dwellings.

B. Permitted uses. The following uses are permitted as of right in the Residential Multi-Family (RMF) Zone District:

1. Detached residential dwelling.
2. Two (2) detached residential dwellings.
3. Duplex dwelling.
4. Multi-family dwellings.
5. Home occupations.
6. Accessory buildings and uses.
7. Dormitory.
8. Accessory dwelling units and carriage houses meeting the provisions of Chapter 26.520.
9. For historic landmark properties: bed and breakfast.

C. Conditional uses. The following uses are permitted as conditional uses in the Residential Multi-Family (RMF) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Arts, cultural and civic uses.
2. Academic uses.
3. Recreational uses.
4. Group home.
5. Child care center.

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Residential Multi-Family (RMF) Zone District:

1. Minimum Gross Lot Area (square feet): six thousand (6,000). For lots created by Paragraph 26.480.030.A.4, Historic landmark lot split: three thousand (3,000).
2. Minimum Net Lot Area per dwelling unit (square feet):
 - a. Detached residential dwelling: four thousand five hundred (4,500). For historic landmark properties: three thousand (3,000).
 - b. Duplex dwelling unit: four thousand five hundred (4,500). For historic landmark properties: three thousand (3,000).
 - c. Multi-family dwellings: No requirement.
 - d. Bed and breakfast: No requirement.
3. Minimum lot width (feet): sixty (60). For lots created by Paragraph 26.480.030.A.4, Historic landmark lot split: thirty (30).

4. Minimum front yard setback (feet):
 - a. Detached residential and duplex dwellings: Same as R-6 Zone District.
 - b. Multi-family: five (5).
5. Minimum side yard setback (feet):
 - a. Detached residential and duplex dwellings: same as R-6 Zone District.
 - b. Multi-family: five (5).
6. Minimum rear yard setback (feet):
 - a. Detached residential and duplex dwellings: same as R-6 Zone District.
 - b. Multi-family: five (5).
7. Maximum height (according to density) (feet):
 - a. Detached residential and duplex dwellings: same as R-6 Zone District.
 - b. Multi-family – parcel density less than one (1) unit per one thousand five hundred (1,500) square feet of Gross Lot Area: twenty-five (25).
 - c. Multi-family – parcel density equal to or greater than one (1) unit per one thousand five hundred (1,500) square feet of Gross Lot Area: thirty-two (32).
8. Minimum distance between buildings on the lot (feet):
 - a. Detached residential and duplex dwellings: same as R-6 Zone District.
 - b. Multi-family: No requirement. (Building and Fire Codes may apply.)
9. Public amenity space: Pursuant to Section 26.575.030.
10. Floor area ratio (FAR). This Paragraph applies to each type of use according to density and applies to conforming and nonconforming lots of record:
 - a. Existing detached residential and duplex dwellings: one hundred percent (100%) of the allowable floor area of an equivalent-sized lot located in the R-6 Zone District. (See Section 26.710.040, R-6 Zone District.) City historic transferable development rights shall not permit additional floor area for detached residential and duplex dwellings.
 - b. New or replacement after demolition detached residential and duplex dwellings: eighty percent (80%) of the allowable floor area of an equivalent-sized lot located in the R-6 Zone District. (See Section 26.710.040, R-6 Zone District.) City historic transferable development rights shall not permit additional floor area for detached residential and duplex dwellings.
 - c. Multi-family – parcel density of less than one (1) unit per one thousand five hundred (1,500) square feet of Gross Lot Area: 0.75:1.
 - d. Multi-family – parcel density equal to or greater than one (1) unit per one thousand five hundred (1,500) square feet of Gross Lot Area: 1.25:1.
 - e. Multi-family – parcel density equal to or greater than one (1) unit per seven hundred fifty (750) square feet of Gross Lot Area: 1.5:1.
11. Maximum multi-family unit size (square feet): For properties in the Aspen infill area, two thousand (2,000) square feet of net livable area. For properties outside the Aspen infill area, two thousand five hundred (2,500) square feet of net livable area.

- a. The property owner may increase individual multi-family unit size by extinguishing historic transferable development right certificates ("certificate" or "certificates"), subject to the following:
 1. The transfer ratio is five hundred (500) square feet of net livable area for each certificate that is purchased.
 2. The additional square footage accrued may be applied to multiple units. However, the maximum individual unit size attainable by transferring development rights is two thousand five hundred (2,500) square feet of net livable area for properties within the Aspen infill area and three thousand (3,000) square feet of net livable area for properties outside the Aspen infill area (i.e., no more than five hundred [500] additional square feet may be applied per unit).
 3. This incentive applies only to individual unit size. Transferring development rights does not allow an increase in the floor area ratio (FAR) of the lot.

Commentary: Refer to Chapter 26.535 for the procedures for extinguishing certificates.

(Ord. No. 56-2000, §7 [part]; Ord. No. 25-2001, §5 [part]; Ord. No. 1-2002, §20 [part]; Ord. No. 29-2002, §1; Ord. No. 27-2004, §1; Ord. No. 50-2005, §10; Ord. No. 9, 2007, §1; Ord. No. 27-2010, §4)

26.710.100. Residential Multi-Family-A (RMFA).

A. Purpose. The purpose of the Residential Multi-Family-A (RMFA) Zone District is to provide for the use of land for intensive long-term residential purposes, with customary accessory uses. Recreational and institutional uses customarily found in proximity to residential uses are included as conditional uses. Lands in the Residential Multi-Family-A (RMFA) Zone District are typically those found in the Aspen infill area, within walking distance of the center of the City or lands on transit routes and other lands with existing concentrations of attached residential dwellings and mixed attached and detached residential dwellings.

B. Permitted uses. The following uses are permitted as of right in the Residential Multi-Family-A (RMFA) Zone District:

1. Detached residential dwelling.
2. Two (2) detached residential dwellings.
3. Duplex dwelling.
4. Multi-family dwellings.
5. Home occupations.
6. Accessory buildings and uses.
7. Dormitory.
8. Accessory dwelling units and carriage houses meeting the provisions of Chapter 26.520.
9. For historic landmark properties: bed and breakfast.

C. Conditional uses. The following uses are permitted as conditional uses in the Residential Multi-Family-A (RMFA) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Arts, cultural and civic uses.
2. Academic uses.
3. Recreational uses.
4. Group home.
5. Child care center.

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Residential Multi-Family-A (RMFA) Zone District:

1. Minimum Gross Lot Area (square feet): six thousand (6,000). For historic landmark properties: three thousand (3,000).
2. Minimum Net Lot Area per dwelling unit (square feet):
 - a. Detached residential dwelling: 4,500. For historic landmark properties: 3,000.
 - b. Duplex dwelling unit: 4,500. For historic landmark properties: 3,000.
 - c. Multi-family dwellings: No requirement.
 - d. Bed and breakfast: No requirement.
3. Minimum lot width (feet): sixty (60). For historic landmark properties: thirty (30).
4. Minimum front yard setback (feet):

- a. Detached residential and duplex dwellings: Same as R-6 Zone District.
 - b. Multi-family: 5.
5. Minimum side yard setback (feet):
- a. Detached residential and duplex dwellings: Same as R-6 Zone District.
 - b. Multi-family: 5.
6. Minimum rear yard setback (feet):
- a. Detached residential and duplex dwellings: Same as R-6 Zone District.
 - b. Multi-family: 5.
7. Maximum height (according to density) (feet):
- a. Detached residential and duplex dwellings: Same as R-6 Zone District.
 - b. Multi-family – parcel density less than one (1) unit per 1,500 square feet of Gross Lot Area: 25.
 - c. Multi-family – parcel density equal to or greater than one (1) unit per 1,500 square feet of Gross Lot Area: 32.
8. Minimum distance between buildings on the lot (feet):
- a. Detached residential and duplex dwellings: Same as R-6 Zone District.
 - b. Multi-family: No requirement. (Building and Fire Codes may apply).
9. Public amenity space: Pursuant to Section 26.575.030.
10. Floor area ratio (FAR). This Paragraph applies to each type of use according to density and applies to conforming and nonconforming lots of record:
- a. Existing detached residential and duplex dwellings: One hundred percent (100%) of the allowable floor area of an equivalent-sized lot located in the R-6 Zone District. (See Section 26.710.040, R-6 Zone District.) City historic transferable development rights shall not permit additional floor area for detached residential and duplex dwellings.
 - b. New or replacement after demolition detached residential and duplex dwellings: Eighty percent (80%) of the allowable floor area of an equivalent-sized lot located in the R-6 Zone District. (See Section 26.710.040, R-6 Zone District.) City historic transferable development rights shall not permit additional floor area for detached residential and duplex dwellings.
 - c. Multi-family – parcel density of less than one (1) unit per one thousand five hundred (1,500) square feet of Gross Lot Area: 0.75:1.
 - d. Multi-family – parcel density equal to or greater than one (1) unit per one thousand five hundred (1,500) square feet of Gross Lot Area: 1.25:1.
 - e. Multi-family – parcel density equal to or greater than one (1) unit per seven hundred fifty (750) square feet of Gross Lot Area: 1.5:1.
11. Maximum multi-family unit size (square feet): For properties in the Aspen infill area, two thousand (2,000) square feet of net livable area. For properties outside the Aspen infill area, two thousand five hundred (2,500) square feet of net livable area.

- a. The property owner may increase individual multi-family unit size by extinguishing historic transferable development right certificates ("certificate" or "certificates"), subject to the following:
 1. The transfer ratio is 500 square feet of net livable area for each certificate that is purchased.
 2. The additional square footage accrued may be applied to multiple units. However, the maximum individual unit size attainable by transferring development rights is 2,500 square feet of net livable area for properties within the Aspen infill area and 3,000 square feet of net livable area for properties outside the Aspen infill area (i.e., no more than five hundred [500] additional square feet may be applied per unit).
 3. This incentive applies only to individual unit size. Transferring development rights does not allow an increase in the floor area ratio (FAR) of the lot.

Commentary: Refer to Chapter 26.535 for the procedures for extinguishing certificates.

(Ord. No. 56-2000, §7 [part]; Ord. No. 25-2001, §5 [part]; Ord No. 27-2004, §2; Ord. No. 9, 2007, §2; Ord. No. 27-2010, §4)

26.710.110. Affordable Housing/Planned Unit Development (AH/PUD).

A. Purpose. The purpose of the Affordable Housing/Planned Unit Development (AH/PUD) Zone District is to provide for the use of land for the production of category affordable housing and resident occupied lots and units. The Zone District also permits a limited component of free market lots/units to offset the cost of developing affordable housing. It is contemplated that land may also be subdivided in connection with a development plan. The AH/PUD Zone District is intended for residential use primarily by permanent residents of the community. Recreational and institutional uses customarily found in proximity to residential uses are included as conditional uses. Lands in the AH/PUD Zone District should be scattered throughout the City to ensure a mix of housing types, including those which are affordable by its working residents; at the same time the AH/PUD Zone District can protect the City's neighborhoods from rezoning pressures that other non-community-oriented Zone Districts may produce. Further, lands in the AH/PUD Zone District should be located within walking distance of the center of the City or on transit routes.

B. Permitted uses. The following uses are permitted as of right in the AH/PUD Zone District:

1. Residential uses restricted to category affordable housing guidelines and resident occupied units which comply with the following requirements:
 - a. Minimum bedroom mix. A minimum of seventy percent (70%) of the project's total bedrooms shall be deed restricted affordable housing consistent with the Affordable Housing Guidelines. The mix between categories of housing shall be consistent with the Affordable Housing Guidelines. The remaining bedrooms that are not deed restricted to affordable housing may be free market residential units.
 - b. Permissible reduction in bedroom mix for exemplary projects. A project may be eligible for a reduction of the minimum affordable housing bedroom mix requirement to a level of sixty percent (60%) of the project's total bedrooms if the applicant can demonstrate to the satisfaction of the City Council that the project meets the requirements for an exceptional project as set forth in the Affordable Housing Guidelines.
2. Home occupations.
3. Accessory buildings and uses.
4. Accessory dwelling units meeting the provisions of Chapter 26.520.

C. Conditional uses. The followings uses are permitted as conditional uses in the Affordable Housing (AH) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Park and open use recreation site.
2. Child care center.
3. Satellite dish antennae.
4. Dormitory.
5. Transit facilities.

D. Dimensional requirements. The following dimensional requirements shall be established by adoption of a Final PUD Development Plan and shall apply to all permitted and conditional uses in the Planned Unit Development:

1. Minimum Gross Lot Area.
2. Minimum Net Lot Area per dwelling unit.
3. Maximum allowable density.
4. Minimum lot width.
6. Minimum front yard.
7. Minimum side yard.
8. Minimum rear yard.
9. Maximum site coverage.
10. Maximum height (including view planes).
11. Minimum distance between buildings on the lot.
12. Minimum percent open space required for the building site.
13. Trash access area.
14. Allowable floor area.
15. Minimum off-street parking spaces.
16. Other dimensions determined necessary to establish through the PUD process.

Note #1: The maximum allowable density permitted in this zone shall be established by adoption of a Final PUD Development Plan by using the following table applied to the proposed fathering parcel as a guide:

Unit Type	Minimum Net Lot Area* Per Dwelling Unit (Square Feet)
Dormitory	300
Studio	400
One Bedroom	500
Two Bedroom	1000
Three Bedroom	1500
3+ Bedrooms	500 /Bedroom

Note #2: The allowable floor area permitted in this zone shall be established by adoption of a Final PUD Development Plan by using the following table applied to the proposed fathering parcel as a guide:

Fathering Parcel Net Lot Area*	Allowable Floor Area Ratio
0—15,000 square feet	1.1:1
15,001—25,000 square feet	1:1
25,001—43,560 square feet	.8:1
>1 acre—3 acres	.6:1
>3 acres—6 acres	.36:1
>6 acres	.3:1

* Net Lot Area as defined in the Land Use Code. (Ord. No. 27-2010, §4)

26.710.120. Residential Mobile Home Park (MHP).

A. Purpose. The purpose of the High Density Residential (R-3) Zone District is to provide for the use of land to locate manufactured housing for intensive long-term residential purposes, with customary accessory uses and less intensive office uses. Recreational and institutional uses customarily found in proximity to residential uses are included as conditional uses. The High Density Residential (R-3) Zone District shall be located in areas where the effect on surrounding property shall be minimized, where the health, safety and general welfare of the High Density Residential (R-3) Zone District residents and others will be protected and where the topography is suitable for the permitted uses and conditional uses allowed in the High Density Residential (R-3) Zone District.

B. Permitted uses. The following uses are permitted as of right in the High Density Residential (R-3) Zone District:

1. Mobile home park.
2. Home occupations.
3. Accessory buildings and uses.
4. Accessory dwelling units meeting the provisions of Chapter 26.520.

C. Conditional uses. The following uses are permitted as conditional uses in the High Density Residential (R-3) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Park and open use recreation site.
2. Public and private academic school.
3. Church.
4. Child care center.

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the High Density Residential (R-3) Zone District:

1. Minimum Gross Lot Area: three thousand (3,000) square feet.
2. Minimum Net Lot Area per dwelling unit: three thousand (3,000) square feet.
3. Minimum lot width: forty (40) feet.
4. Minimum front yard setback: five (5) feet (excluding hitch on mobile home).
5. Minimum side yard setback: five (5) feet.
6. Minimum rear yard setback: five (5) feet.
7. Maximum height:
Administrative service buildings: twenty-five (25) feet.
All other structures: fifteen (15) feet.
8. Minimum distance between principal and accessory buildings: five (5) feet.
9. Percent of open space required for building site: No requirement.
10. External floor area ratio: No requirement.

(Ord. No. 56-2000, § 7 [part]; Ord. No. 39-2001, § 1; Ord. No. 27-2010, §4)

26.710.130. Rural Residential (RR).

A. Purpose. The purpose of the Rural Residential (RR) Zone District is to allow utilization of land for low density, long-term residential purposes with the recreational, institutional, public and other compatible uses customarily found in proximity to those uses allowed as permitted uses or conditional uses.

B. Permitted uses. The following uses are permitted as of right in the Rural Residential (RR) Zone District:

1. Detached residential dwelling.
2. Farm building and use, provided that all such buildings and storage areas are located at least one hundred (100) feet from pre-existing dwellings on other lots.
3. Nursery.
4. Greenhouse.
5. Home occupations.
6. Accessory buildings and uses.
7. Accessory dwelling units meeting the provisions of Section 26.520.040.

C. Conditional uses. The following uses are permitted as conditional uses in the Rural Residential (RR) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Public building.
2. Public and private academic school.
3. Church.
4. Radio tower.
5. Recreation club.
6. Child care center.
7. Park and open use recreation site including ski runs, ski lifts and other skiing facilities and structures.
8. Sewage disposal.
9. Water storage and reservoir.
10. Electric substation or gas regulator station (not including building for offices, repair or storage).
11. Veterinary clinic.

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Rural Residential (RR) Zone District:

1. Minimum Gross Lot Area: two (2) acres.
2. Minimum Net Lot Area per dwelling unit: two (2) acres.
3. Minimum lot width: two hundred (200) feet.
4. Minimum front yard setback: thirty (30) feet.
5. Minimum side yard setback: twenty (20) feet.

6. Minimum rear yard setback: twenty (20) feet.
7. Maximum height: twenty-eight (28) feet.
8. Minimum distance between principal and accessory buildings: No requirement.
9. Percent of open space required for building site: No requirement.
10. External floor area ratio (applies to conforming and nonconforming lots of record):
same as R-15 Zone District.

(Ord. No. 56-2000, § 3; Ord. No. 25-2001, § 3; Ord. No. 27-2010, §4)

26.710.140. Commercial Core (CC).

A. Purpose. The purpose of the Commercial Core (CC) Zone District is to allow the use of land for retail, service commercial, recreation and institutional purposes within mixed-use buildings to support and enhance the business and service character in the historic central business core of the City. The district permits a mix of retail, office, lodging, affordable housing and free-market housing uses oriented to both local and tourist populations to encourage a high level of vitality. Retail and restaurant uses are appropriate for ground floors of buildings while residential and office uses are not permitted on ground floors.

B. Permitted uses. The following uses are permitted as of right in the Commercial Core (CC) Zone District:

1. Uses allowed on basement floors: Retail and restaurant uses, office uses, uses and building elements necessary and incidental to uses on other floors.
2. Uses allowed on the ground floor: Retail and restaurant uses and uses and building elements necessary and incidental to uses on other floors. Office uses are prohibited on the ground floor except within spaces set back a minimum of forty (40) feet from a street and recessed behind the front-most street-facing façade. This prohibition shall not apply to split-level buildings (see definition). Parking shall not be allowed as the sole use of the ground floor.
3. Uses allowed on upper floors: Retail and restaurant uses, office uses, lodging, timeshare lodge, affordable multi-family housing, free-market multi-family housing and home occupations.
4. Uses allowed on all building levels: Retail and restaurant uses, neighborhood commercial uses, service uses, arts, cultural and civic uses, public uses, recreational uses, academic uses, child care center, accessory uses and structures, storage accessory to a permitted use, uses and building elements necessary and incidental to uses on other floors, including parking accessory to a permitted use, and farmers' market, provided that a vending agreement is obtained pursuant to Section 15.04.350(B).

C. Conditional uses. The following uses are permitted as conditional uses in the Commercial Core (CC) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Gasoline service station.
2. Commercial parking facility, pursuant to Chapter 26.515.

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Commercial Core (CC) Zone District:

1. Minimum Gross Lot Area (square feet): No requirement.
2. Minimum Net Lot Area per dwelling unit (square feet): No requirement.
3. Minimum lot width (feet): No requirement.

4. Minimum front yard setback (feet): No requirement.
5. Minimum side yard setback (feet): No requirement.
6. Minimum rear yard setback (feet): No requirement
7. Minimum utility/trash/recycle area: Pursuant to Section 26.575.060.
8. Maximum height (feet): 28 feet for two-story elements of a building. 38 feet for three-story elements of a building, which may be increased to 42 feet through commercial design review. See Chapter 26.412.
9. Minimum distance between buildings on the lot (feet): No requirement.
10. Public amenity space: Pursuant to Section 26.575.030.
11. Floor area ratio (FAR): The following FAR schedule applies to uses cumulatively up to a total maximum FAR of 2.75:1. Achieving the maximum floor area ratio is subject to compliance with applicable design standards, view plane requirements, public amenity requirements and other dimensional standards. Accordingly, the maximum FAR is not an entitlement and is not achievable in all situations.
 - a. Commercial uses: 2:1.
 - b. Arts, cultural and civic uses, public uses, recreational uses, academic uses, child care center and similar uses: 2.75:1.
 - c. Affordable multi-family housing: No limitation.
 - d. Lodging: 0.5:1, which may be increased to 1.5:1 if the individual lodge units on the parcel average five hundred (500) net livable square feet or less, which may be comprised of lock-off units.
 - e. Free-market multi-family housing: 0.5:1, which may be increased to 0.75:1 if affordable housing equal to one hundred percent (100%) of the free-market residential floor area is developed on the same parcel.
12. Maximum multi-family residential dwelling unit size (square feet): two thousand (2,000) square feet of net livable area.
 - a. The property owner may increase individual multi-family unit size by extinguishing historic transferable development right certificates ("certificate" or "certificates"), subject to the following:
 1. The transfer ratio is 500 square feet of net livable area for each certificate that is extinguished.
 2. The additional square footage accrued may be applied to multiple units. However, the maximum individual unit size attainable by transferring development rights is 2,500 square feet of net livable area (i.e., no more than five hundred [500] additional square feet may be applied per unit).

3. This incentive applies only to individual unit size. Transferring development rights does not allow an increase in the FAR of the lot.

Commentary: Refer to Chapter 26.535 for the procedures for extinguishing certificates.

13. Maximum lodge unit size (square feet): 1,500. When units are comprised of lock-off units, this maximum shall apply to the largest possible combination of units.
14. Commercial/residential ratio: The total lodging and free-market residential net livable area shall be no greater than the total above-grade floor area associated with the uses described in Subparagraphs 26.710.140.D.11.a. and b. combined on the same parcel.

(Ord. No. 56-2000, §§7 [part], 11; Ord. No. 25-2001, §5 [part]; Ord. No. 1-2002, §20 [part]; Ord. No. 21-2002, §§5 and 6 [part]; Ord. No. 28a-2004, §2; Ord. No. 12-2006, §10; Ord. No. 11, 2007, §1; Ord. No. 27-2010, §4)

26.710.150. Commercial (C-1).

A. Purpose. The purpose of the Commercial (C-1) Zone District is to provide for the establishment of mixed-use buildings with commercial uses on the ground floor and opportunities for affordable and free-market residential density. A transition between the commercial core and surrounding residential neighborhoods has been implemented through a slight reduction in allowable floor area as compared to the commercial core, the ability to occupy the ground floor with offices, and a separate chapter in the commercial design guidelines.

B. Permitted uses. The following uses are permitted as of right in the Commercial (C-1) Zone District:

1. Uses allowed on upper floors: Lodging, affordable multi-family housing, free-market multi-family housing and home occupations.
2. Uses allowed on all building levels: Retail and restaurant uses, neighborhood commercial uses, service uses, office uses, arts, cultural and civic uses, public uses, recreational uses, academic uses, child care center, bed and breakfast, accessory uses and structures, uses and building elements necessary and incidental to uses on other floors, including parking accessory to a permitted use, storage accessory to a permitted use, farmers' market, provided that a vending agreement is obtained pursuant to Section 15.04.350(b). Parking shall not be allowed as the sole use of the ground floor.

C. Conditional uses. The following uses are permitted as conditional uses in the Commercial (C-1) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Lodging, affordable multi-family housing, free-market multi-family housing or home occupations on the ground floor.
2. Commercial parking facility, pursuant to Section 26.515.
3. For historic landmark properties: Detached residential dwelling, two (2) detached residential dwellings and duplex dwelling.

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Commercial (C-1) Zone District:

1. Minimum Gross Lot Area (square feet):
 - a. Detached residential dwelling, two (2) detached residential dwellings, duplex dwelling and bed and breakfast: 3,000.
 - b. All other uses: No requirement.
2. Minimum Net Lot Area per dwelling unit (square feet):
 - a. Detached residential dwelling, two (2) detached residential dwellings, duplex dwelling and bed and breakfast: Same as R-6 Zone District.
 - b. All other uses: No requirement.
3. Minimum lot width (feet):

- a. Detached residential dwelling, two (2) detached residential dwellings, duplex dwelling and bed and breakfast: Same as R-6 Zone District.
 - b. All other uses: No requirement.
4. Minimum front yard setback (feet):
- a. Detached residential dwelling, two (2) detached residential dwellings, duplex dwelling and bed and breakfast: Same as R-6 Zone District.
 - b. All other uses: No requirement.
5. Minimum side yard setback (feet):
- a. Detached residential dwelling, two (2) detached residential dwellings, duplex dwelling and bed and breakfast: Same as R-6 Zone District.
 - b. All other uses: No requirement.
6. Minimum rear yard setback (feet):
- a. Detached residential dwelling, two (2) detached residential dwellings, duplex dwelling and bed and breakfast: Same as R-6 Zone District.
 - b. All other uses: No requirement.
7. Minimum utility/trash/recycle area: Pursuant to Section 26.575.060.
8. Maximum height:
- a. Detached residential dwelling, two (2) detached residential dwellings, duplex dwelling and bed and breakfast: Same as R-6 Zone District.
 - b. All other uses: twenty-eight (28) feet for two-story elements of a building. Thirty-six (36) feet for three-story elements of a building, which may be increased to forty (40) feet through commercial design review. See Chapter 26.412.
9. Minimum distance between buildings on the lot (feet):
- a. Detached residential dwelling, two (2) detached residential dwellings, duplex dwelling and bed and breakfast: Same as R-6 Zone District.
 - b. All other uses: No requirement.
10. Public amenity space: Pursuant to Section 26.575.030.
11. Floor area ratio (FAR): The following FAR schedule applies to uses cumulatively up to a total maximum FAR of 2.5:1. Achieving the maximum floor area ratio is subject to compliance with applicable design standards, view plane requirements, public amenity requirements and other dimensional standards. Accordingly, the maximum FAR is not an entitlement and is not achievable in all situations.
- a. Commercial uses: 1.5:1.
 - b. Arts, cultural and civic uses, public uses, recreational uses, academic uses, child care center and similar uses: 2.5:1.
 - c. Affordable multi-family housing: No limitation.
 - d. Lodging: .5:1, which may be increased to 1.5:1 if the individual lodge units on the parcel average five hundred (500) net livable square feet or less, which may be comprised of lock-off units.

- e. Free-market multi-family housing: .5:1, which may be increased to .75:1 if affordable housing equal to one hundred percent (100%) of the free-market residential floor area is developed on the same parcel.
 - f. Detached residential dwellings, duplex dwellings and bed and breakfast (as the sole use of parcel and not cumulative with other uses): Eighty percent (80%) of allowable floor area of a same-sized lot located in the R-6 Zone District. (See R-6 Zone District.) Extinguishment of historic TDRs shall not permit additional FAR for single-family or duplex development.
12. Maximum multi-family residential dwelling unit size (square feet): 2,000 square feet of net livable area.
- a. The property owner may increase individual multi-family unit size by extinguishing historic transferable development right certificates ("certificate" or "certificates"), subject to the following:
 - 1. The transfer ratio is five hundred (500) square feet of net livable area for each certificate that is purchased.
 - 2. The additional square footage accrued may be applied to multiple units. However, the maximum individual unit size attainable by transferring development rights is two thousand five hundred (2,500) square feet of net livable area (i.e., no more than five hundred [500] additional square feet may be applied per unit).
 - 3. This incentive applies only to individual unit size. Transferring development rights does not allow an increase in the FAR of the lot.

Commentary: Refer to Chapter 26.535 for the procedures for extinguishing certificates.
13. Maximum lodge unit size (square feet): 1,500. When units are comprised of lock-off units, this maximum shall apply to the largest possible combination of units.
14. Commercial/residential ratio: The total lodging and free-market residential net livable area shall be no greater than the total above-grade floor area associated with the uses described in Subparagraphs 26.710.150.D.11.a. and b. combined on the same parcel.

(Ord. No. 56-2000, §§7 [part], 12, 15; Ord. No. 25-2001, §5 [part]; Ord. No. 1-2002, §20; Ord. No. 28b-2004, §1; Ord. No. 12-2006, §11; Ord. No. 11, 2007, §2; Ord. No. 27-2010, §4)

26.710.160. Service/Commercial/Industrial (S/C/I).

A. Purpose. The purpose of the Service/Commercial/Industrial (SCI) zone district is to preserve and enhance locally-serving, primarily non-retail small business areas to ensure a more balanced permanent community; to protect the few remaining such small business parks historically used primarily for light industrial uses, manufacturing, repair, storage and servicing of consumer goods, with limited retail, showroom, or customer reception areas. The SCI zone district contains uses that may not be appropriate in other zone districts or do not require or generate high customer traffic volumes, and permits customary accessory uses.

B. Permitted Uses. The following uses are permitted as of right in the Service/Commercial/Industrial (SCI) zone district. Each of the permitted uses may have, in combination, a limited percent of the floor area, as noted below, devoted to retail sales, showroom, or customer reception, and such uses shall be ancillary to the primary commercial use. This floor area percentage may be increased through Special Review by the Planning and Zoning Commission, pursuant to Section 26.430.050, and according to the standards of Section 26.710.160(E)1.

- 1) SCI Uses which may use up to 100% of the floor area for retail sales, showroom, or customer reception include the manufacturing, repair, customizing, servicing, detailing, sales, and rental of consumer goods such as:
 - a) Building materials, components, hardware, fixtures, interior finishes and equipment.
 - b) Household appliances such as ranges, refrigerators, dishwashers, etc.
 - c) Automobiles and motorcycles, Motor-driven cycles, and Motorized bicycles, including parts.
 - d) Non-motorized vehicles such as bicycles and river-related recreational items, for rental or in combination with a service use related to guiding or touring.
 - e) Fabric and sewing supply.

- 2) SCI Uses which may use, in combination, up to 25% of the floor area for accessory retail sales, showroom, or customer reception including the manufacturing, repair, alteration, tailoring, and servicing of consumer goods such as, electronic equipment; floral arrangements; furniture; clothing; or sporting goods:
 - a) Typesetting and printing, including copy center.
 - b) Photo processing laboratory.
 - c) Locksmith.
 - d) Post Office branch.
 - e) Shipping and receiving services.
 - f) Internet auction consignment outlet
 - g) Laundromat.
 - h) Commercial dry cleaning.
 - i) Recycling center.
 - j) Artist studio.
 - k) Veterinary clinic.
 - l) Animal boarding facility.
 - m) Animal grooming establishment.

- n) Brewery and brewing supply, with on-site alcoholic beverage consumption limited to the hours of noon to 9 pm Mondays through Saturdays and noon through 6 pm on Sundays and limited to six samples of six ounces, or four samples of six ounces and one sample of 16 ounces, per person, per day; this consumption limitation to be suspended for wholesale buyers.
 - o) Coffee roasting and supply
 - p) Commercial Kitchen or Bakery.
 - q) Design Studio, limited to the Andrews-McFarlin Subdivision.
- 3) SCI Uses which may use, in combination, up to 10% of the floor area for accessory retail sales, showroom, or customer reception:
- a) Building/landscape maintenance facility.
 - b) Automobile washing facility.
 - c) Warehousing and storage.
- 4) Primary Care Physician's Office Uses permitted:
- a) On Upper Floors, pursuant to Section 26.710.160 (D)11(b).
 - b) Limited to a cap of 3,500 square feet at the Obermeyer Place PUD, upon execution of an Insubstantial PUD Amendment.
- 5) Permitted Accessory Uses:
- a) Service yard accessory to a permitted use.
 - b) Sales and rental accessory and incidental to a permitted use.
 - c) Accessory buildings and uses.
 - d) Home occupations.
 - e) Offices, accessory to a permitted or conditional use, not to exceed 10% of a commercial unit.

C. Conditional uses. The following uses are permitted as conditional uses in the Service/Commercial/ Industrial (SCI) zone district, subject to the procedures established in Chapter 26.425.050 **Procedures** for Review, and the standards established in Section 26.710.160(F).

Under Section 26.710.160(C)1-3, the Commission shall establish the appropriate amount of floor area to be devoted to retail sales, showroom, or customer reception for each conditional use during the review, pursuant to the review standards of Section 26.710.160 (F)1.

Under Section 26.710.160(C)4-5, the Commission shall review the site plan to determine compliance pursuant to the review standards of Section 26.710.160(F)2-3, and establish conditions of approval as needed.

1. Consignment retail establishment.
2. Commercial Parking Facility, pursuant to Section 26.515.
3. Gasoline service station.
4. Affordable Multi-Family Housing on Upper Floors.
5. Free Market Multi-Family Housing on Upper Floors

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Service/Commercial/ Industrial (SCI) zone district:

1. Minimum Gross Lot Area (square feet): 3,000
2. Minimum Net Lot Area per dwelling unit (square feet): No requirement.
3. Minimum lot width (feet): No requirement.
4. Minimum front yard setback (feet): No requirement.
5. Minimum side yard setback (feet): No requirement.
6. Minimum rear yard setback (feet): No requirement.
7. Minimum Utility/Trash/Recycle area: Pursuant to Section 26.575.060.
8. Maximum height: 35 feet.
9. Minimum distance between buildings on the lot (feet): No Requirement.
10. Pedestrian Amenity Space: Pursuant to Section 26.575.030.
11. Floor Area Ratio (FAR): The following FAR schedule applies to uses cumulatively up to a total maximum FAR of 2.25:1. Achieving the maximum floor area ratio is subject to compliance with applicable design standards, view plane requirements, public amenity requirements and other dimensional standards. Accordingly, the maximum FAR is not an entitlement and is not achievable in all situations.
 - a. Commercial Uses: 1.5:1.
 - b. Primary Care Physician's Office uses: .25:1 FAR, only if a minimum of .75:1 FAR of Commercial uses, listed in Section 26.710.160(B)1-3, exist on the same parcel.
 - c. Affordable Multi-Family Housing: .5:1.
 - d. Free-Market Multi-Family Housing: .25:1, only if a minimum of .75:1 FAR of Commercial Uses listed in Section 26.710.160(B)1-3 exist on the same parcel.
 - e. Free-Market Multi-Family Housing: .5:1, only if a minimum of .75:1 FAR of Commercial Uses listed in Section 26.710.160(B)1-3 exist on the same parcel, and a minimum of .25:1 FAR of Primary Care Physician's Office Uses exist on the same parcel.
12. Maximum multi-family residential dwelling unit size (square feet): 2,000 sq. ft. of net livable area.
 - a. The property owner may increase individual multi-family unit size by extinguishing Historic Transferable Development Right Certificates ("certificate" or "certificates"), subject to the following:
 - 1) The transfer ratio is 500 sq. ft. of net livable area for each certificate that is extinguished.

- 2) The additional square footage accrued may be applied to multiple units. However, the maximum individual unit size attainable by transferring development rights is 2,500 sq. ft. of net livable area (i.e., no more than 500 additional square feet may be applied per unit).
- 3) This incentive applies only to individual unit size. Transferring development rights does not allow an increase in the Floor Area Ratio (FAR) of the lot.

Commentary: Refer to Chapter 26.535 for the procedures for extinguishing certificates.

E. Special Review Standards. Whenever the dimensional standards of a proposed development within the SCI Zone District are subject to Special Review, the development application shall be processed as a Special Review, pursuant to Section 26.430.050, and shall be approved, approved with conditions, or denied based on conformance with the following criteria:

1. To increase the allowable percentage of interior space assigned to retail, showroom, or customer reception area, the applicant shall demonstrate the need and appropriateness for such additional space and shall demonstrate consistency with the purpose of the SCI Zone District. The additional approved percentage for a specific use shall be limited to that use and not applicable to subsequent uses in the same space.

F. Conditional Use Review Standards.

1. To establish the allowable percentage of interior space assigned to retail, showroom, or customer reception area, the applicant shall demonstrate the need and appropriateness for the space and shall demonstrate consistency with the purpose of the SCI Zone District. The approved percentage for a specific use shall be limited to that use and not applicable to subsequent uses in the same space.
2. Applicant must demonstrate that the affordable housing and/or free market housing is substantially removed and physically separated from Commercial Uses on the same parcel, to the extent practicable, so as to isolate residential uses from commercial impacts and to adequately provide for on-loading, off-loading, circulation and parking for commercial uses.
3. Applicant must implement a prohibition on the cross-ownership of free market residential units and commercial space, to be reviewed and accepted by the City Attorney. (Ord. No. 2-1999, §1; Ord. No. 22-2005, §1; Ord. No. 4-2008; Ord. No. 27-2010, §4)

26.710.170. Neighborhood Commercial (NC).

A. Purpose. The purpose of the Neighborhood Commercial (NC) Zone District is to provide for the establishment of mixed-use buildings with commercial uses serving the daily or frequent needs of the surrounding neighborhood, thereby reducing traffic circulation and parking problems, to provide opportunities for affordable and free-market residential density and to provide a transition between the commercial core and surrounding residential neighborhoods.

B. Permitted uses. The following uses are permitted as of right in the Neighborhood Commercial (NC) Zone District:

1. Uses allowed on upper floors: lodging, affordable multi-family housing, free-market multi-family housing, home occupations.
2. Uses allowed on all building levels: retail and restaurant uses, neighborhood commercial uses, service uses, office uses, arts, cultural and civic uses, public uses, recreational uses, academic uses, child care center, bed and breakfast, accessory uses and structures, uses and building elements necessary and incidental to uses on other floors, including parking accessory to a permitted use, storage accessory to a permitted use, farmers' market, provided that a vending agreement is obtained pursuant to Subsection 15.04.350(b).

C. Conditional uses. The following uses are permitted as conditional uses in the Neighborhood Commercial (NC) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Lodging, affordable multi-family housing, free-market multi-family housing or home occupations on the ground floor.
2. Commercial parking facility, pursuant to Chapter 26.515.

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Neighborhood Commercial (NC) Zone District:

1. Minimum Gross Lot Area (square feet): No requirement.
2. Minimum Net Lot Area per dwelling unit (square feet): No requirement.
3. Minimum lot width (feet): No requirement.
4. Minimum front yard setback (feet): five (5).
5. Minimum side yard setback (feet): five (5).
6. Minimum rear yard setback (feet): five (5).
7. Minimum utility/trash/recycle area: Pursuant to Section 26.575.060.
8. Maximum height: twenty-eight (28) feet, which may be increased to thirty-two (32) feet through commercial design review. See Chapter 26.412.

9. Minimum distance between buildings on the lot (feet): No requirement.
10. Public amenity space: Pursuant to Section 26.575.030.
11. Floor area ratio (FAR): The following FAR schedule applies to uses cumulatively up to a total maximum FAR of 1.5:1. Achieving the maximum floor area ratio is subject to compliance with applicable design standards, view plane requirements, public amenity requirements and other dimensional standards. Accordingly, the maximum FAR is not an entitlement and is not achievable in all situations.
 - a. Commercial uses: 1:1.
 - b. Lodging, arts, cultural and civic uses, public uses, recreational uses, academic uses, child care center and similar uses: 1:1.
 - c. Affordable multi-family housing: .5:1.
 - d. Free-market multi-family housing: .25:1, which may be increased to .5:1 if affordable housing floor area equal to 100% of the free-market residential floor area is developed on the same parcel.
12. Maximum multi-family residential dwelling size (square feet): one thousand five hundred (1,500) square feet of net livable area.
 - a. The property owner may increase individual multi-family unit size by extinguishing historic transferable development right certificates ("certificate" or "certificates"), subject to the following:
 - 1) The transfer ratio is 500 sq. ft. of net livable area for each certificate that is purchased.
 - 2) The additional square footage accrued may be applied to multiple units. However, the maximum individual unit size attainable by transferring development rights is 2,000 sq. ft. of net livable area (i.e., no more than 500 additional square feet may be applied per unit).
 - 3) This incentive applies only to individual unit size. Transferring development rights does not allow an increase in the Floor Area Ratio (FAR) of the lot.

Commentary: Refer to Chapter 26.535 for the procedures for extinguishing certificates.
13. Commercial/residential ratio: The total free-market residential net livable area shall be no greater than the total floor area associated with the uses described in Subparagraphs 26.710.170.D.11.a and b combined on the same parcel.

(Ord. No. 38-2000, §2; Ord. No. 12-2005, §1; Ord. No. 12-2006, §14, 15; Ord. No. 11, 2007; Ord. No. 27-2010, §4)

26.710.180. Mixed-Use (MU).

A. Purpose. The purpose of the Mixed-Use (MU) Zone District is to provide for a variety of lodging, multi-family, single-family and mixed-use buildings with commercial uses serving the daily or frequent needs of the surrounding neighborhood, to provide a transition between the commercial core and surrounding residential neighborhoods and to provide a variety of building sizes compatible with the character of the Main Street Historic District.

B. Permitted uses. The following uses are permitted as of right in the Mixed-Use (MU) Zone District:

1. On historic landmark properties: Retail and restaurant uses, neighborhood commercial uses and bed and breakfast.
2. Service uses.
3. Office uses.
4. Lodging, timeshare lodge and exempt timesharing.
5. Arts, cultural and civic uses.
6. Public uses.
7. Recreational uses.
8. Academic uses.
9. Child care center.
10. Affordable multi-family housing.
11. Free-market multi-family housing.
12. Single-family residence.
13. Duplex residence.
14. Two (2) detached single-family residences.
15. Home occupations.
16. Accessory uses and structures.
17. Storage accessory to a permitted use.

C. Conditional uses. The following uses are permitted as conditional uses in the Mixed-Use (MU) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Commercial parking facility, pursuant to Chapter 26.515.

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Mixed-Use (MU) Zone District:

1. Minimum Gross Lot Area (square feet): 3,000.
2. Minimum Net Lot Area per dwelling unit (square feet):
 - a. Detached residential dwellings: 4,500. 3,000 for historic landmark properties.
 - b. Duplex dwellings (square feet): 4,500. 3,000 for historic landmark properties.
 - c. All other uses: Not applicable.
3. Minimum lot width (feet): 30.
4. Minimum front yard setback (feet): 10, which may be reduced to 5, pursuant to Special Review, Chapter 26.430.
5. Minimum side yard setback (feet): 5.

6. Minimum rear yard setback (feet): 5.
7. Minimum utility/trash/recycle area: Pursuant to Section 26.575.060.
8. Maximum height:
 - a. Commercial, Lodge, Timeshare Lodge, Exempt Timesharing, Multi-Family and Mixed-Use Buildings: 28 feet, which may be increased to 32 feet through Commercial Design Review. See Chapter 26.412.
 - b. Detached residential and duplex dwellings: 25 feet.
9. Minimum distance between buildings on the lot (feet): 10.
10. Public amenity space: Pursuant to Section 26.575.030.
11. Floor Area Ratio (FAR):
 - a. The following FAR schedule applies to uses cumulatively up to a total maximum FAR of 2:1. For properties within the Main Street Historic District, this maximum cumulative FAR shall be 1:1, which may be increased to 1.25:1 by special review, pursuant to Subsection 26.430.040.A. Achieving the maximum floor area ratio is subject to compliance with applicable design standards, view plane requirements, public amenity requirements and other dimensional standards. Accordingly, the maximum FAR is not an entitlement and is not achievable in all situations.
 - 1) Commercial; lodge; timeshare lodge, exempt timesharing; arts, cultural and civic uses; public uses; recreational uses; academic uses: .75:1, which may be increased to 1:1 by special review, pursuant to Subsection 26.430.040.A.
 - 2) Affordable multi-family housing: No limitation other than the cumulative FAR limit stated above.
 - 3) Free-market, multi-family housing: 0.5:1, which may be increased to 0.75:1 if affordable housing floor area equal to 100% of the free-market residential floor area is developed on the same parcel.
 - b. The following FAR schedule applies to single-family and duplex uses when developed as the only use of the parcel:
 - 1) Detached residential and duplex dwellings established prior to the adoption of Ordinance No. 7, Series of 2005: 100% of the allowable floor area of an equivalent-sized lot located in the R-6 Zone District. (See R-6 Zone District.) Receipt of a development order shall constitute the date the use was established. Replacement after demolition shall not effect a new establishment date for the purposes of this Section. City historic transferable development rights shall not permit additional floor area for detached residential and duplex dwellings.
 - 2) Detached residential and duplex dwellings established after the adoption of Ordinance No. 7, Series of 2005: 80% of the allowable floor area of an

equivalent-sized lot located in the R-6 Zone District. (See R-6 Zone District.) City historic transferable development rights shall not permit additional floor area for detached residential and duplex dwellings.

12. Maximum multi-family residential dwelling unit size (square feet): 2,000 square feet of net livable area.

a. The property owner may increase individual multi-family unit size by extinguishing historic transferable development right certificates ("certificate" or "certificates"), subject to the following:

- (1) The transfer ratio is 500 square feet of net livable area for each certificate that is purchased.
- (2) The additional square footage accrued may be applied to multiple units. However, the maximum individual unit size attainable by transferring development rights is 2,500 square feet of net livable area (i.e., no more than 500 additional square feet may be applied per unit).
- (3) This incentive applies only to individual unit size. Transferring development rights does not allow an increase in the FAR of the lot.

Commentary: Refer to Chapter 26.535 for the procedures for extinguishing certificates.

13. Commercial/residential ratio: The total free-market residential net livable area shall be no greater than 150% the total floor area associated with the uses described in Subparagraph 26.710.180.D.11.a.1 located on the same parcel.

(Ord. No. 56-2000, §7 [part]; Ord. No. 25-2001, §5 [part]; Ord. 1-2002, §20; Ord. No. 7-2005, §1 [part]; Ord. No. 12-2006, 13; Ord. No. 11, 2007; Ord. No. 27-2010, §4)

26.710.190. Lodge (L).

A. Purpose. The purpose of the Lodge (L) Zone District is to encourage construction, renovation and operation of lodges, tourist-oriented multi-family buildings, high occupancy timeshare facilities and ancillary uses compatible with lodging to support and enhance the City's resort economy. Free-market residential units within this Zone District shall be permitted, but not required, to be used as short-term tourist accommodations. The City encourages high-occupancy lodging development in this zone district. Therefore, certain dimensional incentives are provided in this zone district, as well as other development incentives in Chapter 26.470, Growth Management Quota System (GMQS).

B. Permitted uses. The following uses are permitted as of right in the Lodge (L) Zone District:

1. Hotel or lodge.
2. Timeshare lodge.
3. Exempt timesharing.
4. Offices and activities accessory to timeshare unit sales (see Section 26.590).
5. Bed and breakfast.
6. Conference facilities.
7. Uses associated with outdoor recreation facilities and events.
8. Accessory uses and structures. (Food service for on-site lodge guests is an accessory use.)
9. Storage accessory to a permitted use.
10. Affordable multi-family housing accessory to a lodging or timeshare operation and for employees of the operation.
11. Free-market multi-family housing.
12. Home occupations.

C. Conditional uses. The following uses are permitted as conditional uses in the Lodge (L) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Retail and restaurant uses.
2. Neighborhood commercial uses.
3. Service uses.
4. Arts, cultural and civic uses.
5. Public uses.
6. Academic uses.
7. Child care center.
8. Commercial parking facility, pursuant to Chapter 26.515.
9. Affordable multi-family housing not accessory to a lodging or timeshare operation.

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Lodge (L) Zone District:

1. Minimum Gross Lot Area (square feet): 3,000.
2. Minimum Net Lot Area per dwelling unit (square feet):
 - a. Free-market multi-family residential: 3,000.
 - b. Affordable multi-family residential: No requirement.
 - c. Lodge, timeshare lodge and exempt timesharing: No requirement.

3. Minimum lot width (feet): 30.
4. Minimum front yard setback (feet): 5.
5. Minimum side yard setback (feet): 5.
6. Minimum rear yard setback (feet): 5.
7. Minimum utility/trash/recycle area: pursuant to Section 26.575.060.
8. Maximum height:
 - a. Bed and breakfast (as a single use): 25 feet.
 - b. Multi-family (as a single use): 28 feet.
 - c. Lodge, timeshare lodge, exempt timesharing and mixed-use projects, with less than one lodge unit per 500 square feet of Gross Lot Area: 28 feet.
 - d. Lodge, timeshare lodge, exempt timesharing and mixed-use projects, with one (1) or more lodge units per 500 square feet of Gross Lot Area: 36 feet, which may be increased to 40 feet through Commercial Design Review. See Chapter 26.412. Also see Subsection 26.710.190.E.
 - e. Lodge, timeshare lodge, exempt timesharing and mixed-use projects, with one or more lodge units per 500 square feet of Gross Lot Area and an average lodge unit size of 450 square feet or less: 38 feet, which may be increased to 40 feet through commercial design review. See Chapter 26.412. Also see Subsection E below.
9. Minimum distance between buildings on the lot (feet): 10.
10. Public amenity space: Pursuant to Section 26.575.030.
11. Floor area ratio (FAR):
 - a. The following FAR schedule applies to commercial, lodge, timeshare lodge, exempt timesharing and mixed-use projects with one (1) or more lodge units per five hundred (500) square feet of Gross Lot Area. This FAR schedule is cumulative, up to a total maximum FAR of 2.75:1 for parcels of twenty-seven thousand (27,000) square feet or less in size and 2.5:1 for parcels greater than twenty-seven thousand (27,000) square feet. Also see Subsection 26.710.190.E. Unless otherwise stated below, a development's non-unit space shall not count towards the FAR cap of an individual use category; however, the maximum FAR cap for the parcel shall not be exceeded. Achieving the maximum floor area ratio is subject to compliance with applicable design standards, view plane requirements, public amenity requirements and other dimensional standards. Accordingly, the maximum FAR is not an entitlement and is not achievable in all situations.
 - 1) Retail and restaurant uses; neighborhood commercial uses; service uses; arts, cultural and civic uses; public uses; academic uses; child care centers: 0.25:1, which may be increased to 0.5:1 by special review, pursuant to Section 26.430.

- 2) Lodge units, timeshare lodge units, exempt timesharing units: 2:1.
- 3) Commercial parking facility: 1:1.
- 4) Affordable multi-family housing: 0.25:1, which may be increased by special review, pursuant to Chapter 26.430.
- 5) Free-market multi-family housing: The allowable floor area shall be based on a percentage of the total net livable area of lodging units and affordable housing units on the parcel and according to average lodge unit size on the parcel, as defined in Table 26.710.109.1, below:

**Table 26.710.109.1
Allowable Free-Market Residential FAR**

Table 26.710.190.1	
<i>Average net livable area of individual lodge units on the parcel</i>	<i>Free-market residential FAR as a percentage of total lodge unit and affordable housing net livable area</i>
Greater than 600 square feet	5%
600 square feet	15%
500 square feet	40%
400 square feet	50%
300 square feet or less	60%

When the average lodge unit size falls between the square footage categories, the allowable free-market multi-family or large lodge/timeshare unit floor area shall be determined by interpreting the above schedule proportionately. For example, a lodge project with an average unit size of 450 square feet shall be allowed to develop a free-market residential floor area up to 45% of the total lodge unit net livable area.

This percentage of free-market residential FAR may not be otherwise established for a project through a planned unit development review.

All non-unit space attributable to free-market residential or large lodge/timeshare units shall count towards the individual FAR allowance for free-market residential or large lodge/timeshare units.

- b. The following FAR schedule applies to commercial, lodge, timeshare lodge, exempt timesharing and mixed-use projects, with less than one lodge unit per 500 square feet of Gross Lot Area. This FAR schedule is cumulative, up to a total maximum FAR of 1.5:1 for parcels of twenty-seven thousand 27,000 square feet or less in size and 1:1 for parcels greater than 27,000 square feet. Unless otherwise stated below, a development's non-unit space shall not count towards the

FAR cap of an individual use category; however, the maximum FAR cap for the parcel shall not be exceeded.

1. Commercial uses; arts, cultural and civic uses; public uses; academic uses; child care center: .25:1, which may be increased to .5:1 by special review, pursuant to Section 26.430.
 2. Lodge units, Timeshare Lodge units, Exempt Timesharing units: 1:1.
 3. Commercial Parking Facility: 1:1.
 4. Affordable multi-family housing: .25:1, which may be increased by special review, pursuant to Section 26.430.030.a
 5. Free-market multi-family housing: .25:1. All non-unit floor area attributable to free-market multi-family housing shall count towards the individual FAR allowance for free-market multi-family housing.
- c. The following FAR schedule applies to multi-family (as a single use) projects established prior to the adoption of Ordinance No. 9, Series of 2005, cumulatively, up to a total maximum FAR of 1:1. Receipt of a development order shall constitute the date the use was established.
1. Affordable Multi-Family Housing: 1:1.
 2. Free-Market Multi-Family Housing: 1:1.
- d. The following FAR schedule applies to multi-family (as a single use) projects established after the adoption of Ordinance 9, Series of 2005, cumulatively, up to a total maximum FAR of .75:1. Receipt of a development order shall constitute the date the use was established.
1. Affordable Multi-Family Housing: .5:1.
 2. Free-Market Multi-Family Housing: .5:1.
- e. The following FAR schedule applies to bed and breakfast as a single use of the parcel: 100% of the allowable floor area of a single-family residence on an equivalent-sized lot located in the R-6 Zone District. (See R-6 Zone District.)
12. Maximum Multi-Family Residential Dwelling Unit Size (square feet): 1,500 sq. ft. of net livable area.
- a. The property owner may increase individual multi-family unit size by extinguishing historic transferable development right certificates ("certificate" or "certificates"), subject to the following:
 - 1) The transfer ratio is 500 square feet of net livable area for each certificate that is extinguished.
 - 2) The additional square footage accrued may be applied to multiple units. However, the maximum individual unit size attainable by transferring

development rights is 2,000 square feet of net livable area (i.e., no more than 500 additional square feet may be applied per unit).

- 3) This incentive applies only to individual unit size. Transferring development rights does not allow an increase in the FAR of the lot.

Commentary: Refer to Chapter 26.535 for the procedures for extinguishing certificates

E. Special review for density standard. The Planning and Zoning Commission may approve an adjustment of the "density standard," and the project shall remain qualified for the height, floor area, and growth management incentives associated with this standard. The review shall be pursuant to the review procedures for special review, Chapter 26.430, and the following criteria:

1. The density standard may be amended by a maximum of 10% to one lodge unit per 550 square feet of Gross Lot Area. An adjustment in excess of this increase may be approved through adoption of a PUD plan, but the project shall no longer be qualified for the associated incentives.
2. The project includes a generous amount of non-unit space, amenities and services for guests of the lodging operation. This can include both internal and external amenities.
3. The project provides a range of unit sizes and configurations to be attractive to a broad segment of potential guests. Flexible units are encouraged.

(Ord. No. 41-2000, §§1, 2; Ord. 56-2000, §§7 [part], 13; Ord. No. 25-2001, §5 [part]; Ord. No. 21-2002, §§5, 6 [part]; Ord. No. 9-2005, §3; Ord. No. 50a-2005, §§7, 8; Ord. No. 25, 2006, §2; Ord. No. 10, 2007, §1; Ord. No. 27-2010, §4)

26.710.200. Commercial Lodge (CL).

A. Purpose. The purpose of the Commercial Lodge (CL) Zone District is to provide for the establishment of mixed-use commercial and lodge development by permitting commercial uses on the ground floor with lodging development above. Free-market residential units within this zone district shall be permitted, but not required, to be used as short-term tourist accommodations. The City encourages high-occupancy lodging development in this zone district.

B. Permitted uses. The following uses are permitted as of right in the Commercial Lodge (CL) Zone District:

1. Uses allowed in basement and ground floors: Those uses allowed in Basement and Ground Floors, respectively, within the Commercial Core Zone District. Uses and facilities necessary and incidental to uses on Upper Floors. Parking shall not be allowed as the sole use of the ground floor.
2. Uses allowed on upper floors: Hotel or lodge, timeshare lodge, exempt timesharing, offices and activities accessory to timeshare unit sales (see Chapter 26.590), conference facilities, accessory uses, storage accessory to a permitted use, affordable multi-family housing, free-market multi-family housing. (Food service for on-site lodge guests is an accessory use.)

C. Conditional uses. The following uses are permitted as conditional uses in the Commercial Lodge (CL) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Retail and restaurant uses, neighborhood commercial uses, service uses, office uses, arts, cultural and civic uses, public uses, academic uses or child care centers located on upper floors.
2. Commercial parking facility, pursuant to Chapter 26.515.

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Commercial Lodge (CL) Zone District:

1. Minimum Gross Lot Area (square feet): No requirement.
2. Minimum Net Lot Area per dwelling unit (square feet): No requirement.
3. Minimum lot width (feet): No requirement.
4. Minimum front yard setback (feet): No requirement.
5. Minimum side yard setback (feet): No requirement.
6. Minimum rear yard setback (feet): No requirement.
7. Minimum utility/trash/recycle area: pursuant to Section 26.575.060.
8. Maximum height: 28 feet for two-story elements of a building. 36 feet for three-story elements of a building, which may be increased to 40 feet through Commercial Design

Review. See Chapter 26.412. For projects with an average lodge unit size of four hundred fifty (450) square feet or less, three-story elements of a building may be 38 feet, which may be increased to 40 feet through commercial design review.

9. Minimum distance between buildings on the lot (feet): No requirement.
10. Public amenity space: Pursuant to Section 26.575.030.
11. Floor area ratio (FAR): The following FAR schedule applies to uses cumulatively up to a total maximum FAR of 2.5:1. Unless otherwise stated below, non-unit space associated with individual uses shall be attributable to the individual FAR allowance. Unless otherwise stated below, a development's non-unit space shall not count towards the FAR cap of an individual use category; however, the maximum FAR cap for the parcel shall not be exceeded. Achieving the maximum floor area ratio is subject to compliance with applicable design standards, view plane requirements, public amenity requirements and other dimensional standards. Accordingly, the maximum FAR is not an entitlement and is not achievable in all situations.
 - a) Commercial uses; arts, cultural and civic uses; public uses; academic uses; child care centers; commercial parking facility: 1:1.
 - b) Lodging units, timeshare lodging units and exempt timesharing units: 2:1.
 - c) Affordable multi-family housing: .25:1, which may be increased by special review, pursuant to Section 26.430.d
 - d) Free-market multi-family housing: .25:1. All non-unit space attributable to Free-Market Multi-Family Housing shall count towards the individual FAR allowance for Free-Market Multi-Family Housing.
12. Maximum Residential Unit Size (square feet): 1,500 sq. ft. of net livable area.
 - a) The property owner may increase individual multi-family unit size by extinguishing historic transferable development right certificates ("certificate" or "certificates"), subject to the following:
 1. The transfer ratio is five hundred (500) square feet of net livable area for each certificate that is extinguished.
 2. The additional square footage accrued may be applied to multiple units. However, the maximum individual unit size attainable by transferring development rights is 2,000 sq. ft. of net livable area (i.e., no more than 500 additional square feet may be applied per unit).
 3. This incentive applies only to individual unit size. Transferring development rights does not allow an increase in the FAR of the lot.

Commentary: Refer to Chapter 26.535 for the procedures for extinguishing certificates

E. Special review for density standard. The Planning and Zoning Commission may approve an adjustment of the "density standard," and the project shall remain qualified for the growth management incentives associated with this standard. The review shall be pursuant to the review procedures for special review, Chapter 26.430, and the following criteria:

1. The density standard may be amended by a maximum of 10% to one lodge unit per 550 square feet of Gross Lot Area. An adjustment in excess of this increase may be approved through adoption of a PUD plan, but the project shall no longer be qualified for the associated incentives.
2. The project includes a generous amount of non-unit space, amenities and services for guests of the lodging operation. This can include both internal and external amenities.
3. The project provides a range of unit sizes and configurations to be attractive to a broad segment of potential guests. Flexible units are encouraged.

(Ord. No. 21-2002, §§5 and 6 [part]; Ord. No. 9-2005, §2; Ord. No. 50a-2005, §9; Ord. No. 10, 2007, §2; Ord. No. 27-2010, §4)

26.710.220. Conservation (C).

A. Purpose. The purpose of the Conservation (C) Zone District is to provide areas of low density development to enhance public recreation, conserve natural resources, encourage the production of crops and animals and to contain urban development.

B. Permitted uses. The following uses are permitted as of right in the Conservation (C) Zone District:

1. Detached residential dwelling.
2. Park, playfield, playground and golf course.
3. Riding stable.
4. Cemetery.
5. Crop production orchards, nurseries, flower production and forest land.
6. Pasture and grazing land.
7. Dairy.
8. Fishery.
9. Animal production.
10. Husbandry services (not including commercial feedlots) and other farm and agricultural uses.
11. Railroad right-of-way, but not a railroad yard.
12. Home occupations.
13. Accessory buildings and uses.
14. Accessory dwelling units meeting the provisions of Section 26.520.040.
15. Temporary special events associated with ski areas including, but not limited to, such events as ski races, bicycle races and concerts; with Special Event Committee approval.

C. Conditional uses. The following uses are permitted as conditional uses in the Conservation (C) District, subject to the standards and procedures established in Chapter 26.425.

1. Guest ranches.
2. Recreational uses including a riding academy, stable, club, country club and golf course.
3. Ski lift and other ski facilities.
4. Sewage disposal area.
5. Water treatment plant and storage reservoir.
6. Electric substations and gas regulator stations (not including business or administration offices).

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Conservation (C) Zone District.

1. Minimum Gross Lot Area (acres): 10.
2. Minimum Net Lot Area per dwelling unit (acres): 10
3. Minimum lot width (feet): 400.
4. Minimum front yard setback (feet): 100.
5. Minimum side yard setback (feet): 30.

6. Minimum rear yard setback (feet): 30.
7. Maximum height: twenty-five (25) feet.
8. Minimum distance between principal and accessory buildings (feet): No requirement.
9. Percent of open space required for building site: No requirement.
10. External floor area ratio: (applies to conforming and nonconforming lots of record): same as R-15 Zone District.

(Ord. No. 32-1999, § 2; Ord. No. 56-2000, §§ 4, 7 [part], 14; Ord. No. 25-2001, §§ 3, 5 [part]; Ord, No. 13-2005, § 4; Ord. No. 27-2010, §4)

Sec. 26.710.230. Academic (A).

A. Purpose. The purpose of the Academic (A) Zone District is to establish lands for education and cultural activities with attendant research, housing and administrative facilities. All development in the Academic Zone District is to proceed according to a conceptual development plan and final development plan approved pursuant to the provisions of Chapter 26.440, Specially Planned Areas.

B. Permitted uses. The following uses are permitted as of right in the Academic (A) Zone District:

1. Private school or university, teaching hospital, research facility or testing laboratory, provided that such facilities are enclosed and there are no adverse noise or environmental effects.
2. Auditorium and other facilities for performances and lectures.
3. Gallery;
4. Museum;
5. Library;
6. Administrative offices.

C. Conditional uses. The following uses are permitted as conditional uses in the Academic (A) Zone District, subject to the standards and procedures established in Chapter 26.425.

1. Boardinghouse and dormitory for housing students and faculty of schools and other academic institutions;
2. Student health care facility; and
3. Student and faculty dining hall.

D. Dimensional requirements. The dimensional requirements which shall apply to all permitted and conditional uses in the Academic (A) Zone District shall be set by the adoption of a conceptual development plan and final development plan, pursuant to Chapter 26.440, Specially Planned Area.

Sec. 26.710.240.Park (P).

A. Purpose. The purpose of the Park (P) Zone District is to ensure that land intended for recreation use is developed so as to serve its intended use, while not exerting a disruptive influence on surrounding land uses.

1. When a Park (P) Zone District is designated with a Transportation Overlay (T) Zone District designation, its purpose is to provide for the use of for both parks and public transportation facilities in the most compatible manner practicable, but with the park character remaining dominant.
2. When a Park (P) Zone District is designated with a Drainage Overlay (D) Zone District designation, its purpose is to provide for the use of both park and drainage system facilities in the most compatible manner practicable, with the park character remaining dominant.
3. When the Park (P) Zone District is designated both with the Transportation Overlay (T) Zone District and the Drainage Overlay (D) Zone District, its purpose is to provide for the use of parks, public transportation facilities and drainage system facilities in the most compatible manner practicable, with the park character remaining dominant.
4. When the Park (P) Zone District is designated Golf Course Support (GCS) Overlay Zone District, its purpose is to provide for the use of public golf courses and adjacent support facilities in the most compatible manner practicable, with the park character remaining dominant.

B. Permitted uses. The following uses are permitted as of right in the Park (P) Zone District:

1. Open-use recreational facility, park, playfield, playground, swimming pool, golf course, riding stable, nursery, botanical garden; and
2. Accessory buildings and uses.

C. Conditional uses. The following uses are permitted as conditional uses in the Park (P) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Recreation building.
2. Sport shop.
3. Restaurant facility.
4. Park maintenance building.
5. Farmers' market, as defined in Section 26.04.100, provided:
 - a. It operates no more than two (2) days per week, unless modified by the Commission under the conditional use review;
 - b. It opens to the public no earlier than 7 a.m. and closes no later than 2 p.m., unless modified by the Commission under the conditional use review; and
 - c. It shall be limited to those weeks that fall between the first Saturday in June and the weekend following the Thanksgiving holiday, inclusive, unless modified by the Commission under the conditional use review.

D. Dimensional requirements. The dimensional requirements which shall apply to all permitted and conditional uses in the Park (P) Zone District shall be set by the adoption of a conceptual development plan and final development plan, pursuant to Chapter 26.445, Planned Unit Development.

26.710.250. Public (PUB).

A. Purpose. The purpose of the Public (PUB) Zone District is to provide for the development of governmental, quasi-governmental and nonprofit facilities for cultural, educational, civic and other nonprofit purposes.

B. Permitted uses. The following uses are permitted as of right in the Public (PUB) Zone District:

1. Library;
2. Museum;
3. Post office;
4. Hospital;
5. Essential governmental and public utility uses, facilities, services and buildings (excluding maintenance shops);
6. Public transportation stop;
7. Terminal building and transportation-related facilities;
8. Public surface and underground parking areas;
9. Fire station;
10. Public and private school;
11. Public park;
12. Arts, cultural and recreational activities, buildings and uses;
13. Accessory buildings and uses;
14. Public and private nonprofit uses providing a community service; and
15. Child care center.

C. Conditional uses. The following uses are permitted as conditional uses in the Public (PUB) Zone District, subject to the standards and procedures established in Chapter 26.425.

1. Maintenance shop.
2. Affordable housing.

D. Dimensional requirements. The dimensional requirements which shall apply to all permitted and conditional uses in the Public (PUB) Zone District shall be set by the adoption of a conceptual development plan and final development plan, pursuant to Chapter 26.445, Planned Unit Development.

(Ord. No. 42-2000, § 2)

Sec. 26.710.260. Open Space (OS).

A. Purpose. The purpose of the Open Space (OS) Zone district is to preserve, protect and enhance lesser developed or undeveloped areas within the City containing unique naturally occurring or manmade landscape features which provide visual relief and enjoyment while reflecting or presenting community artistic or architectural statements. Development in the Open Space (OS) Zone District should emphasize and be consistent with the natural dynamic state of the land and minimize disruption of existing natural conditions.

B. Permitted uses. The following uses are permitted as of right in the Open Space (OS) Zone District:

1. Paved and unpaved walkways.
2. Benches.
3. Sculpture.
4. Water features such as ponds, streams or fountains.
5. Architectural lighting and downcast low-illumination lighting for walkways and trails.
6. Sculptured or manicured landscape features.
7. Fencing.

C. Conditional uses. None.

26.710.270. Wildlife Preservation (WP).

A. Purpose. The purpose of the Wildlife Preservation (WP) Zone District is to secure and protect undeveloped or less developed areas within the City from traditional development activities so as to provide for the nurturing and preservation of naturally occurring vegetation, topography, wildlife and wildlife habitat while permitting controlled and limited human use and activities.

B. Permitted uses. The following uses are permitted as of right in the Wildlife Preservation (WP) Zone District:

1. Unpaved walkways and trails.
2. Benches.
3. Pedestrian bridges.

C. Conditional uses. The following uses are permitted as conditional uses in the Wildlife Preservation (WP) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Paved walkways and trails.
2. Fencing.
3. Downcast low-illumination lighting for walkways and trails.

26.710.280. Transportation Overlay (T) Zone District.

A. Purpose. The purpose of the Transportation Overlay (T) Zone District is to provide for the uses necessary to accommodate the public transportation needs of the City, including the bus system, public parking and similar uses.

B. Permitted uses. The following uses are permitted as of right in the Transportation Overlay (T) Zone District:

1. Public transportation facilities, including bus stops and other transit stops.
2. Terminal buildings.
3. Transportation information and other service related facilities.
4. Public underground parking structures.
5. The permitted uses of the underlying Zone District.

C. Conditional uses. There are no uses permitted as conditional uses in the Transportation Overlay (T) District, except the conditional uses of the underlying Zone District.

D. Dimensional requirements. The dimensional requirements for all uses in the Transportation Overlay (T) Zone District, shall be the dimensional requirements established for those uses in the underlying Zone District.

26.710.290. Drainage Overlay (D) Zone District.

A. Purpose. The purpose of the Drainage Overlay (D) Zone District is to provide for the uses necessary to accommodate the water draining from Aspen Mountain, as well as to retain the drainage discharging from the City's drainage system.

B. Permitted uses. The following uses are permitted as of right in the Drainage Overlay (D) Zone District:

1. All uses required by the City Runoff Management Plan, including conduits, swales, retention ponds and appurtenances.
2. The permitted uses of the underlying Zone District.

C. Conditional uses. There are no uses permitted as conditional uses in the Drainage Overlay (D) Zone District, except the conditional uses allowed in the underlying Zone District.

D. Dimensional requirements. The dimensional requirements for all uses in the Drainage Overlay (D) Zone District shall be the dimensional requirements established for those uses in the underlying Zone District.

Sec. 26.710.300. Golf Course Support Overlay (GCS) Zone District.

A. Purpose. The purpose of the Golf Course Support Overlay (GCS) Zone district is to provide for the uses necessary to support the City Golf Course and to permit such other uses as may be required for the facility on a year round basis.

B. Permitted uses. The following uses are permitted as of right in the Golf Course Support Overlay (GCS) Zone District:

1. Lodge;
2. Conference facilities;
3. Restaurant and bar;
4. Sport shop;
5. Golf and maintenance facilities;
6. Active recreational facilities such as tennis courts and swimming pools;
7. Housing for lodge employees;
8. Parking lot; and
9. The permitted uses of the underlying Zone District.

C. Conditional uses. There are no uses permitted as conditional uses in the Golf Course Support Overlay (GCS) Zone District, except the conditional uses of the underlying Zone District.

D. Dimensional requirements. The dimensional requirements for all uses in the Golf Course Support Overlay (GCS) Zone District shall be the dimensional requirements established for those uses in the underlying Zone District.

26.710.310. Lodge Overlay (LO) Zone District.

A. Purpose. The purpose of the Lodge Overlay (LO) Zone District is to provide for lodge uses in areas of the City suitable for lodge accommodations but which lie in predominantly residential neighborhoods or where there are limitations on development that necessitate the permitted density to be significantly less than that in the City's other lodge Zone Districts.

B. Permitted uses. The following uses are permitted as of right in the Lodge Overlay (LO) Zone District:

1. The uses permitted in the underlying zone district.
2. Hotel or lodge.
3. Timeshare lodge.
4. Exempt timesharing.
5. Bed and breakfast.
6. Offices and activities accessory to timeshare unit sales (see Chapter 26.590).
7. Conference facilities.
8. Uses associated with outdoor recreation facilities and events.
9. Accessory uses and structures. (Food service for on-site lodge guests is an accessory use.)
10. Storage accessory to a permitted use.
11. Affordable housing accessory to a lodging or timeshare operation and for employees of the operation.
12. Free-market multi-family housing.

C. Conditional uses. The following uses are permitted as conditional uses in the Lodge Overlay (LO) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. The uses allowed as conditional uses in the underlying zone district.
2. Affordable housing intended for the general public.
3. Restaurant.

D. Dimensional requirements. The dimensional requirements for all uses in the Lodge Overlay (LO) Zone District shall be the dimensional requirements established for those uses in the underlying zone district. Where no specific dimensions have been established for the use, the permitted dimensions shall be limited to that of a single-family residence or multi-family residences where such uses are permitted in the underlying zone district. Upon consideration of the neighborhood compatibility and the dimensional requirements of surrounding zone districts, the dimensional requirements may be established pursuant to Chapter 26.445 - Planned Unit Development.

As part of the PUD review, an adjustment of the "density standard" may be approved, and the project shall remain qualified for the growth management incentives associated with this standard. The review shall consider the following criteria:

1. The density standard may be amended by a maximum of 20% to one lodge unit per 600 square feet of Gross Lot Area. An adjustment in excess of this increase may be approved through adoption of a PUD plan, but the project shall no longer be qualified for the associated incentives.

2. The project includes a generous amount of non-unit space, amenities and services for guests of the lodging operation. This can include both internal and external amenities.
3. The project provides a range of unit sizes and configurations to be attractive to a broad segment of potential guests. Flexible units are encouraged.

The amount of associated free-market residential floor area to be included in a lodging project shall be as defined in the Lodge (L) Zone District, Subparagraph 26.710.190.D.11.a.5. (Ord. No. 9-2005, §3; Ord. No. 10, 2007, §3)

26.710.320. Lodge Preservation Overlay (LP) Zone District.

A. Purpose. The purpose of the Lodge Preservation (LP) Overlay Zone District is to provide for and protect small lodge uses on properties historically used for lodge accommodations, to permit redevelopment of these properties to accommodate lodge and affordable housing uses, to provide uses accessory and normally associated with lodge and affordable housing development, to encourage development which is compatible with the neighborhood and respective of the manner in which the property has historically operated and to provide an incentive for upgrading existing lodges on site or onto adjacent properties.

B. Permitted uses. The following uses are permitted as of right in the Lodge Preservation (LP) Overlay Zone District:

1. The uses permitted in the underlying zone district.
2. Hotel or lodge.
3. Timeshare lodge.
4. Exempt timesharing.
5. Bed and breakfast.
6. Dormitory.
7. Offices and activities accessory to timeshare unit sales (see Chapter 26.590).
8. Conference facilities.
9. Uses associated with outdoor recreation facilities and events.
10. Accessory uses and structures. (Food service for on-site lodge guests is an accessory use.)
11. Storage accessory to a permitted use.
12. Affordable housing accessory to a lodging or timeshare operation and for employees of the operation.
13. Free-market multi-family housing.

C. Conditional uses. The following uses are permitted in the Lodge Preservation (LP) Overlay Zone District, subject to the standards and procedures established in Chapter 26.425 of this Code:

1. The uses allowed as conditional uses in the underlying zone district.
2. Affordable housing intended for the general public.
3. Restaurant.

D. Dimensional requirements. The dimensional requirements for all uses in the Lodge Preservation (LP) Overlay Zone District shall be the dimensional requirements established for those uses in the underlying zone district. Where no specific dimensions have been established for the use, the permitted dimensions shall be limited to that of a single-family residence or multi-family residences where such uses are permitted in the underlying zone district. Upon consideration of the neighborhood compatibility and the dimensional requirements of surrounding zone districts, the dimensional requirements may be established pursuant to Chapter 26.445 - Planned Unit Development.

As part of the PUD review, an adjustment of the "density standard" may be approved, and the project shall remain qualified for the growth management incentives associated with this standard. The review shall consider the following criteria:

1. The density standard may be amended by a maximum of 20% to one lodge unit per 600 square feet of Gross Lot Area. An adjustment in excess of this increase may be approved through adoption of a PUD plan, but the project shall no longer be qualified for the associated incentives.
2. The project includes a generous amount of non-unit space, amenities and services for guests of the lodging operation. This can include both internal and external amenities.
3. The project provides a range of unit sizes and configurations to be attractive to a broad segment of potential guests. Flexible units are encouraged.

The amount of associated free-market residential floor area to be included in a lodging project shall be as defined in the Lodge (L) Zone District - Section 26.710.190.D.11.a.5.

(Ord No. 39-1999, §6; Ord. No. 41-1999, §§8, 9; Ord. No. 21-2002, §§3, 5, 6 [part]; Ord. No. 9-2005, §4; Ord. No. 10, 2007, §4)

26.710.330. Ski Area Base (SKI).

A. Purpose. The purpose of the Ski Area Base (SKI) Zone District is to provide for areas which allow for a mixture of uses related to ski area uses and operations including, skiing and appurtenant uses and structures, ski area administrative offices, recreation, lodge/hotel, retail, restaurant and bar uses, tourist-oriented service uses and residential uses. It is intended that this Zone District will apply to areas located at the base of ski areas and all development within this district will be master planned through a planned unit development (PUD) process.

B. Permitted uses. The following uses are permitted as of right in the Ski Area Base (SKI) Zone District:

1. Alpine and Nordic ski areas, related uses and support facilities typically associated with the uses and operations of ski areas.
2. Lodge units.
3. Hotel.
4. Multi-family dwellings.
5. Detached residential or duplex dwellings.
6. Dining rooms, customary accessory commercial uses, laundry and recreational facilities located on the same site of and for guests of lodge units, hotels and dwelling units.
7. Accessory residential dwellings restricted to Affordable Housing Guidelines and Section 26.520.040.
8. Ski area administrative offices.
9. Restaurants and bars.
10. Special events associated with ski areas including such events as ski races, bicycle races and concerts; with special event committee review.
11. Parks, outdoor recreational uses and trails.
12. Recreational facility.
13. Retail establishments.
14. Public transportation stop.
15. Terminal building and transportation related facilities.
16. Medical clinic accessory to the ski area.
17. Fire, police and emergency services facilities.
18. Accessory buildings and uses.
19. Outdoor vendor carts or areas for food and beverages sales and preparation.
20. Timeshare lodge.
21. Exempt timesharing.

C. Conditional uses. The following uses are permitted as conditional uses in the Ski Area Base (SKI) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Daycare center.
2. Offices, business.
3. Public and private surface and underground parking areas.
4. Essential governmental and public utility uses, facilities, services and buildings (excluding maintenance shops).
5. Post office substation.

D. Dimensional requirements. The dimensional requirements which shall apply to all permitted and conditional uses in the Ski Area Base (SKI) Zone District shall be set by the adoption of a final development plan, pursuant to Chapter 26.445, of planned unit development.

E. Signs. Signs within the Ski Area Base (SKI) Zone District shall be subject to the provisions of Chapter 26.510, Signs. A sign master plan may be approved in conjunction with a PUD review process allowing for the establishment of dimensional and quantity sign standards for the PUD.

(Ord. No. 35-2000, §1; Ord. No. 21-2002 §§5, 6 [part])